



## 17 Kiln Close, Bovey Tracey - TQ13 9YL

£385,000 Freehold

This Detached, Recently Refurbished, Three Bedroom Bungalow is Situated in a Popular Residential Location. Positioned on a Corner Plot, it Provides a Good Sized Rear Garden, Garage and Driveway.



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**ROOM MEASUREMENTS:**

Lounge: 4.30m x 4.13m (14'1" x 13'7")

Dining Room: 2.80m x 2.53m (9'2" x 8'4")

Kitchen: 3.70m x 3.26m (12'2" x 10'8")

Shower room: 2.22m x 1.64m (7'3" x 5'5")

WC: 1.46m x 0.84m (4'9" x 2'9")

Bedroom: 3.26m x 3.17m (10'8" x 10'5")

Bedroom: 3.67m x 2.95m (12'1" x 9'8")

Bedroom: 2.87m x 2.52m (9'5" x 8'3")

Garage: 5.18m x 2.66m (17'0" x 8'9")

**AGENTS INSIGHT:**

"This property has undergone a stylish refurbishment that really enhances its space and flow. The open-plan lounge, kitchen/diner is a standout feature, offering a modern, social layout that opens beautifully onto the garden—perfect for entertaining or enjoying quiet mornings. The décor throughout has been tastefully updated, giving the home a fresh and inviting feel from the moment you step inside. It's a fantastic opportunity for someone looking for a move-in-ready home in a peaceful, well-connected location."

**USEFUL INFORMATION:**

Tenure: Freehold

Council Tax Band: D (2498.94 p.a. 2025/26)

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas

EPC Rating: C

Constructed in 1985 approx.

**STEP OUTSIDE:**

Set on a generous corner plot, this home enjoys a fantastic position with well-tended outdoor spaces to the front, side, and rear. To the rear, you'll find a beautifully maintained garden—mainly laid to lawn with well-kept borders, mature planting, and a paved patio area that's ideal for outdoor dining or relaxing in the sunshine. The garden is fully enclosed, making it safe for children or pets, and benefits from the quiet and private feel of the corner setting. The property also benefits from an attached, single garage and a private driveway, providing off-road parking and useful storage or workshop space.

**LOCATION:**

This charming bungalow is in a Cul de sac location, giving good access to the town centre. Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis courts. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within 30 mins driving distance.



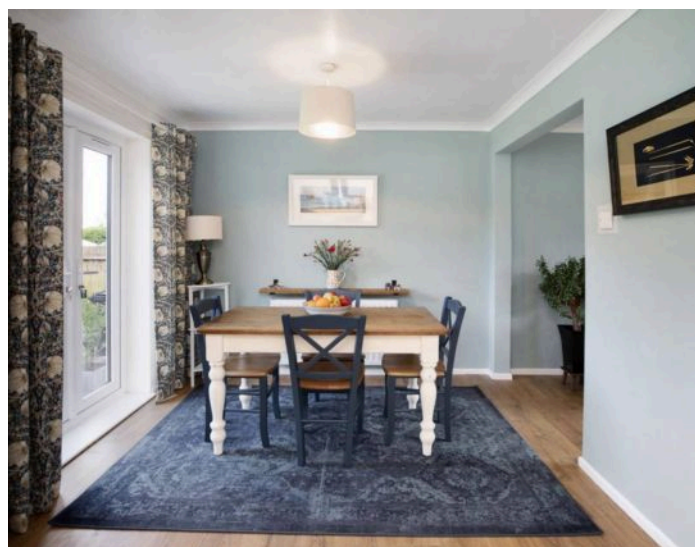


#### STEP INSIDE:

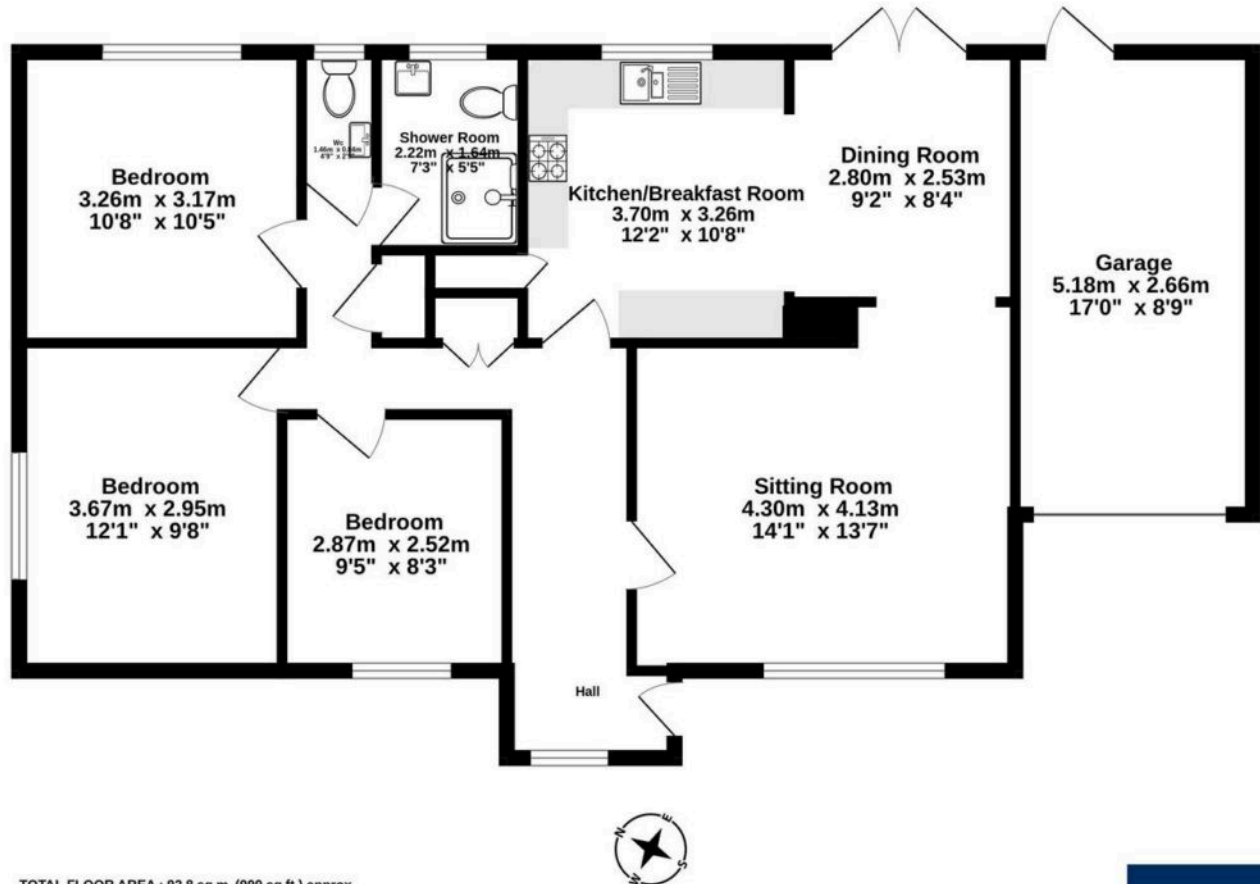
As you enter the property, you're welcomed by a bright entrance porch that opens into a central hallway, offering access to all rooms. The home has been thoughtfully refurbished, blending modern finishes with a homely, comfortable feel throughout. The hallway also includes a useful airing cupboard housing the hot water tank, as well as loft access and a small cloak cupboard perfect for coats and shoes.

The standout feature of this home is the spacious open-plan lounge, kitchen, and dining area, which has been fully reconfigured to suit modern living. This bright and airy space is perfect for both relaxing and entertaining, with clearly defined zones and a natural flow throughout. The lounge area is cosy yet stylish, while the dining space comfortably accommodates a family-sized table. French doors open directly onto the rear patio and garden, bringing the outdoors in and flooding the space with natural light. The newly fitted kitchen has elegant shaker-style units, wood-effect worktops, and a range-style cooker with an extractor over. There is space for a washing machine and fridge/freezer.

There are three well-proportioned bedrooms — two generous doubles and a good-sized single — each freshly redecorated with a clean, neutral palette. The bathroom has also been updated and now features a modern three piece white suite with a WC, a wash basin and a shower with stylish tiling. There is also a separate WC, offering convenience for family life. Throughout the home, upgrades include new flooring, windows, doors, and décor, making this a property ideal for buyers looking for a ready-to-move-into home.



**Ground Floor**  
**92.8 sq.m. (999 sq.ft.) approx.**



**TOTAL FLOOR AREA : 92.8 sq.m. (999 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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