



17 Sett Close, Bovey Tracey - TQ13 9LR

£270,000 Freehold

A Well Presented Semi-Detached Two Bedroomed Home is ideally located 'A Stones Throw' away from the Town Centre.

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📍 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 13'6" x 10'0" (4.11m x 3.05m)
Kitchen/Diner: 13'7" x 8'9" (4.13m x 2.67m)
Bedroom: 13'7" x 12'1" (4.13m x 3.68m)
Bedroom: 10'2" x 7'2" (3.10m x 2.19m)
Bathroom: 6'7" x 6'4" (2.02m x 1.94m)
Garage: 17'2" x 8'9" (5.24m x 2.68m)
Workshop/Shed: 14'11" x 7'6" (4.55m x 2.30m)

USEFUL INFORMATION:

Heating: Gas central heating.

Services: Mains water, drainage, electricity and gas.

Gigabit Full Fibre Broadband. Smart heating/hot water. Yale Smart security alarm

Local Authority: Teignbridge District Council

Council Tax Band: C (£2221.28 p.a 2025/26)

EPC Rating: D

Tenure: Freehold

AGENTS INSIGHT:

"Great Location, one minute walk into Fore Street, where all the shops and amenities are located. Very quiet area, with minimal passing traffic due to no-through road and a real sense of community. This charming home would make an ideal first time buy or those wishing to downsize to a well presented modern home."



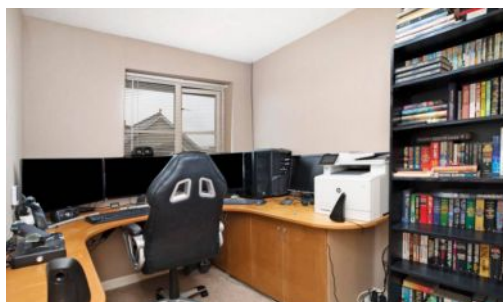
STEP OUTSIDE:

To the front, a low maintenance gravelled area, with a paved pathway leading to the front door. The tarmac driveway provides parking for one vehicle and leads to the single garage, which has power and light connected, an up and over door, eaves storage, plumbed in washing machine with tumble dryer above and a pedestrian door to the rear garden. There is a large insulated wooden shed tucked away behind the garage which also has power and light connected. This would easily convert to a workshop/studio/garden room. The South facing rear garden also has a raised patio area and a couple of steps down to the main garden which has been gravelled for ease of maintenance.



LOCATION:

Ideally located in a popular residential area, right in the heart of Bovey Tracey. Known as the "Gateway to the Moors", this bustling town 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 court. 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 half an hour's driving distance.





STEP INSIDE:

The front door leads into the hallway, with a window on the side and stairs rising to the first floor. This opens out into the ground floor accommodation. Originally separate rooms, the now open plan design brings in plenty of light and a feeling of space right through to the rear of the property. In the lounge area there is a good sized understairs cupboard, providing storage for vacuum and ironing board etc. The dining area with French doors opening out to the rear garden then leads through to the modern kitchen. This has space for a cooker, fridge/freezer, an integrated slimline dishwasher and a wall mounted, gas fired boiler. The first floor landing has a window providing natural light, access to the part boarded attic space.

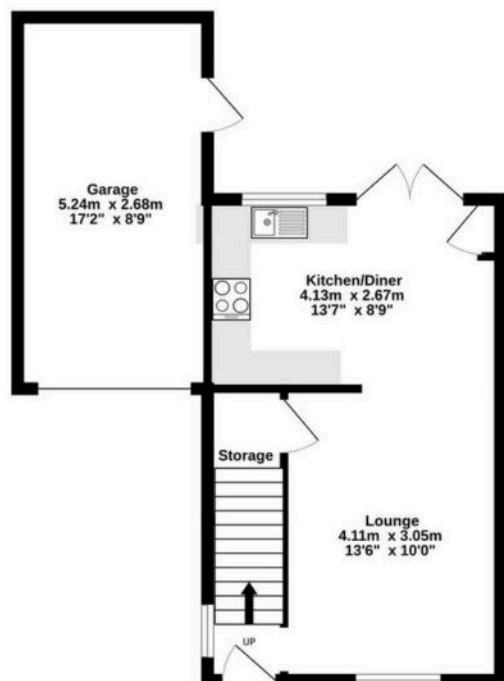
The good sized main bedroom faces to the front with a handy recess and an airing cupboard over the staircase, housing the hot water tank. There are also built in wardrobes to the side and above the bed, plus a fitted wardrobe in the alcove, to add extra storage.

The second bedroom is a very good sized single room and is currently used as an office/gaming room.

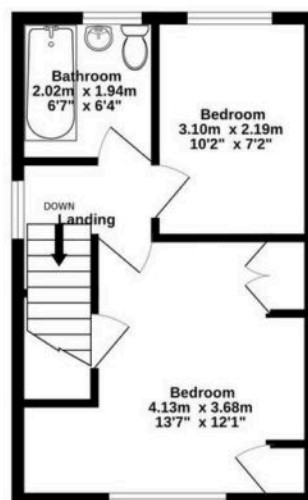
The bathroom comprises panelled bath with an electric shower over it, a basin and a WC.



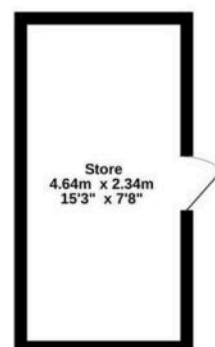
Ground Floor
42.1 sq.m. (453 sq.ft.) approx.



1st Floor
28.0 sq.m. (302 sq.ft.) approx.



Store
10.9 sq.m. (117 sq.ft.) approx.



TOTAL FLOOR AREA : 81.0 sq.m. (872 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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