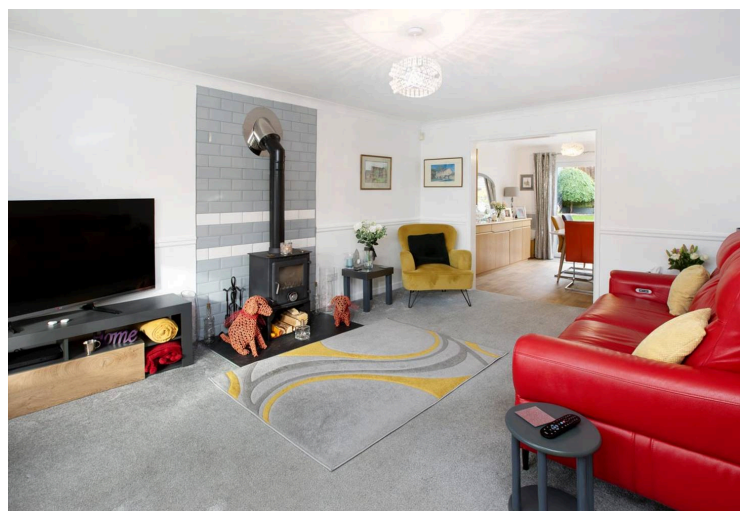




4, De Tracey Park, Bovey Tracey - TQ13 9QT

£485,000 Freehold

Beautifully presented four-bedroom detached home, Lounge with a Bay Window and a Log Burner. Separate Utility, Enclosed Rear Garden, Double Detached Garage Set in a sought-after Bovey Tracey location.

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Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 5.32m x 3.47m (17'5" x 11'5")

Dining Room: 3.18m x 2.94m (10'5" x 9'8")

Kitchen: 3.96m x 3.44m (13'0" x 11'3")

Utility Room: 1.86m x 1.66m (6'1" x 5'5")

Bedroom: 3.90m x 3.56m (12'10" x 11'8")

Bedroom: 3.56m x 3.26m (11'8" x 10'8")

Bedroom: 2.82m x 1.99m (9'3" x 6'6")

Bedroom: 2.82m x 1.98m (9'3" x 6'6")

En-suite: 2.68m x 1.76m (8'10" x 5'9")

Main Bathroom: 1.92m x 1.86m (6'4" x 6'1")

Double Garage: 5.30m x 5.30m (17'5" x 17'5")

USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: C

Council Tax Band: E (£3054.25 p.a 2025/26)

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity & gas

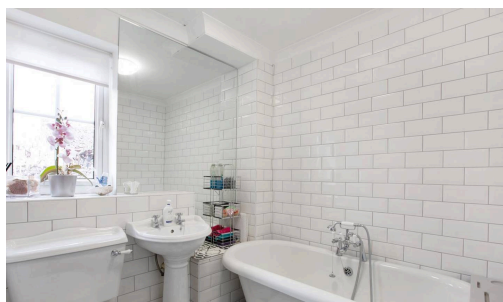
AGENTS INSIGHT:

"This beautifully presented home offers stylish, modern living with a cosy bay-fronted lounge, shaker-style kitchen, and spacious bedrooms. With a private garden, double garage, and prime Bovey Tracey location, it's the perfect family home."



STEP OUTSIDE:

To the front, a generous driveway provides off-road parking for two cars and leads to a large double detached garage, offering excellent space for storage, a workshop, or even a hobby area. The property enjoys a tucked-away position, giving a great sense of privacy and calm from the moment you arrive. Steps from the driveway lead up to a lovely decked seating area — an inviting spot to enjoy your morning coffee or relax in the evening sunshine. Both the front and rear of the property are enclosed and private, allowing you to make the most of each area for different times of day. To the rear, the newly fitted patio doors from the dining room open out to a beautifully presented garden. A paved seating area provides the ideal setting for barbecues, or simply enjoying a quiet evening outdoors. The garden has a well-kept lawn bordered by mature planting, offering a secure and versatile space that's perfect for children and pets to play. The garden wraps neatly around the side of the property, where you'll find additional space for storage, garden equipment, or even a small seating area to catch the afternoon sun. There's also a convenient side gate providing easy access back to the front of the property. Private, practical, and perfectly designed for family living, the outside spaces of this home are a true extension of the living areas.



LOCATION:

Ideally located in a popular residential area, 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 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 half an hour's driving distance.

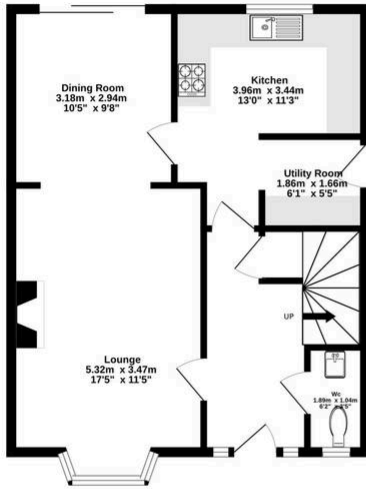


STEP INSIDE:

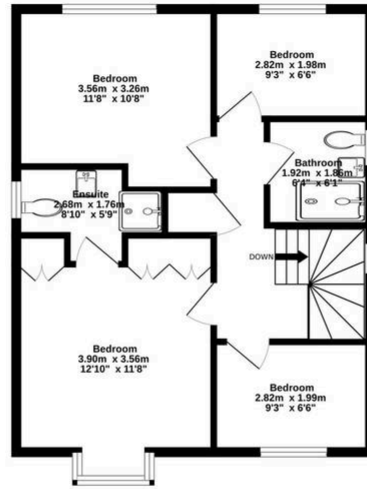
As you step through the front door of this beautifully presented home, you're welcomed into a spacious and inviting entrance hall that immediately sets the tone for what's to come — modern, stylish, and thoughtfully designed living spaces. The hallway offers a lovely sense of openness, with doors leading to the main ground floor rooms and stairs rising to the first floor. To your right is the conveniently located downstairs WC. The lounge — a wonderfully bright and relaxing space, with a large bay window allows the sunlight to pour in throughout the day, creating a warm and welcoming atmosphere. The room is centred around a charming log burner — an eye-catching focal point that makes it the perfect spot to unwind on cooler evenings. Double doors open seamlessly into the dining room which provides plenty of room for a full-sized dining table and additional furniture, and the newly fitted patio doors open directly onto the rear garden. The dining room leads directly into the kitchen, which has been designed with both style and practicality in mind. Featuring modern shaker-style cabinetry and ample workspace, it's a kitchen that perfectly balances form and function. There's space for a fridge freezer and a dishwasher, with everything positioned for easy everyday use. Just off the kitchen is the separate utility room — a fantastic addition that keeps the main living areas clutter-free. Here you'll find the boiler and space for both a washing machine and tumble dryer, along with a side door giving handy access to the garden — perfect for drying clothes outside or coming in after a muddy dog walk. Heading upstairs, the spacious landing connects all four bedrooms and the family bathroom. The master bedroom is a real highlight of the home — generously sized and full of natural light, with a beautiful bay window, built-in wardrobes, and a private En-suite shower room. The second double bedroom is also a fantastic size and enjoys a lovely outlook over the rear garden. The third and fourth bedrooms are good-sized singles. The main family bathroom completes the upstairs layout with a bath, wash basin, WC, and towel rail.



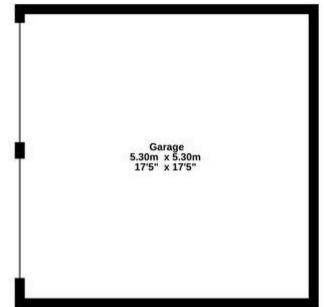
Ground Floor
51.1 sq.m. (550 sq.ft.) approx.



1st Floor
51.6 sq.m. (556 sq.ft.) approx.



Garage
28.1 sq.m. (302 sq.ft.) approx.



TOTAL FLOOR AREA : 130.9 sq.m. (1409 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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