



17 Dartmoor Court

Bovey Tracey, Devon, TQ13 9FG

RENDELLS

17 Dartmoor Court

Bovey Tracey, Devon, TQ13 9FG

Guide Price of £255,000

A well presented, semi detached two bedroom home set in a quiet development within easy reach of the popular town centre of Bovey Tracey . Offering enclosed rear garden, parking for one vehicle and visitor parking.

- Two double Bedrooms
- Two Bathrooms
- Siting/Dining Room
- Enclosed rear garden
- Quiet Location
- Conveniently located close to the Town center of Bovey Tracey
- Recently Redecorated

Exeter 16 miles approx., Newton Abbot 6.1 miles approx., Chudleigh 4.4 miles approx., Ashburton 8.3 miles approx., Teignmouth 10.9 miles approx., Shaldon 10.8 miles approx., Dawlish 15.9 miles approx., (London Paddington via Newton Abbot train station approx. 2.30 hours).

Situation

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, banks, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. The open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

Accommodation

Entering in through the front door into the inner hall with laminate flooring. Kitchen with tiled floor and space for fridge/freezer. Space and plumbing for washing machine. Integrated electric double oven. Integrated four ring induction hob with Neff Extractor fan over, with front aspect over the front gardens and parking area. Sink and a half drainer. A range of wall mounted and undercounter units with gloss finish. Sitting/Dining Room with laminate flooring and plenty of space for soft seating and a formal dining area. Useful good size understairs cupboard with views over the rear garden. Patio doors opening out onto the alfresco dining area. Ground floor W.C. and hand wash basin.

First Floor

With a Master Bedroom with front aspect, built-in hanging space and shelving. Ensuite with W.C., hand wash basin and enclosed shower with thermostatically controlled shower valve (off the main gas combi boiler) and chrome towel rail. Bedroom Two with views over the rear garden and wooded surroundings. Plenty of space for additional draws. Bathroom with bath and tiled surround, hand wash basin and W.C. with an opaque window with rear aspect. Useful cupboard.



Gardens and Outside

The front of the property is laid to lawn with an allocated parking space and gated side access to the rear gardens.

Rear Gardens

With a paved area and useful shed with level lawns, patio, small raised decked area to the end. Offering seclusion and a quiet space for entertaining.

The property is well presented and maintained throughout.

Services

Mains electricity, mains water (supply metered) and mains drainage. Mains gas with a Worcester Bosch Gas Boiler (providing central Heating/Hot water).

Local and Planning Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX. Dartmoor Park Authority, Parke, Bovey Tracey, Newton Abbot TQ13 9JQ.

Council Tax **Energy Performance Certificate**
Band B. Rating C.

Tenure:
Freehold.

Viewings

Strictly by appointment only through Rendells Estate Agents, Totnes Office, Tel: 01803 863888.

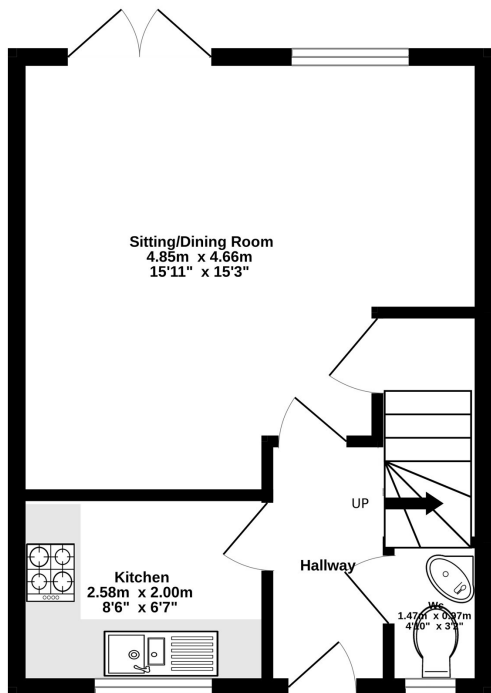
Directions

From Drum bridges roundabout off the A38 take the A382, Newton Road towards Bovey Tracey. Passing through a set of traffic lights and onto a roundabout taking the second exit staying on the A382 Monks Way. Next roundabout take the 3rd exit, then second right into Dartmoor Court the property can be found on the on the right. **What3Words:** <https://w3w.co/lordship.asked.unsettled>

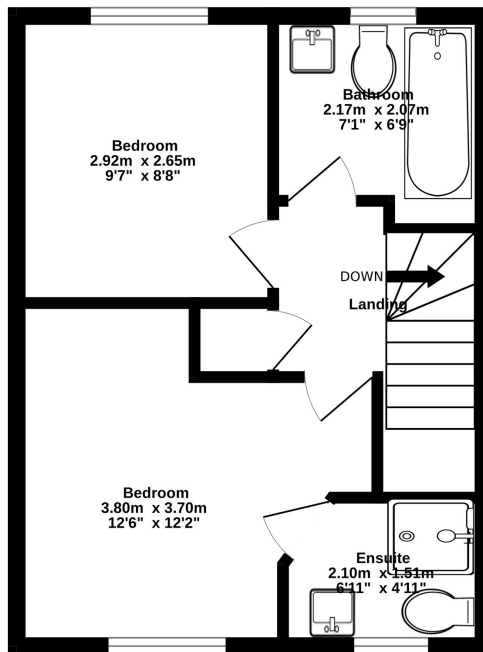
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
32.5 sq.m. (350 sq.ft.) approx.



1st Floor
32.5 sq.m. (350 sq.ft.) approx.



TOTAL FLOOR AREA : 65.0 sq.m. (700 sq.ft.) approx.

Every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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 is given as to their operability or efficiency can be given.
Made with Metropix ©2025

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.



57 Fore Street, Totnes, Devon, TQ9 5NL Tel: 01803 863888
Email: totnes@rendells.co.uk www.rendells.co.uk

RENDELLS

