



Bovey Tracey

5x  3x 

ENERGY
RATING
C72

- Video Walk-through Available
- Spacious Detached Bungalow
- 4 Bedrooms
- 1 Bedroom Annexe
- Lounge, Conservatory and Kitchen/Diner
- Front and Rear Gardens
- Driveway and Garage Parking
- Well-Presented Versatile Accommodation
- Sought-After Bovey Tracey
- Cul-de-sac Position

Guide Price:
£575,000
FREEHOLD

9 Heathfield Close, Bovey Tracey, Newton Abbot, TQ13 9DZ



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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A substantial four bedroom detached bungalow offering spacious and versatile accommodation boasting a one-bedroom annexe located in a highly sought-after cul-de-sac on the edge of the desirable town of Bovey Tracey. This lovely home will appeal to a wide range of buyers and offers flexible accommodation suitable for a large family with an elderly relative or teenager looking for their own space or buyers who work from home. The main accommodation has a lounge with conservatory off, an extensively fitted modern kitchen with dining area, four bedrooms and a bathroom and shower room. The annexe offers a living room with kitchenette, bedroom and en-suite shower room. Gas central heating and double glazing are installed and outside the bungalow sits on a corner plot with well-tended front and rear gardens, garage and driveway parking. Internal viewings come highly recommended to appreciate the location and spacious and flexible accommodation on offer.

Bovey Tracey is a sought-after town and known as "The Gateway to the Moor" and 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 and two football pitches. Renowned Dartmoor offers 386 square miles to explore and is a short drive away. 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 mainline railway station in nearby Newton Abbot and in Exeter, which is also the location of the nearest Airport.

The Accommodation:

A uPVC obscure double glazed entrance door and porch with door and side panels leads to the entrance hallway with two storage cupboards and multi obscure glazed door to the lounge with feature Minster style fireplace and inset gas living flame coal effect fire, sliding patio doors to conservatory with windows and French doors to outside. The kitchen has tiled flooring and is extensively fitted with a modern range of wall and base units with work surfaces and matching splashback, inset single drainer sink unit, integrated double oven and hob with space for fridge freezer and dishwasher, two windows to front and the dining area has tiled flooring and door to outside. Bedrooms one and two both have windows to rear. Bedrooms three and four both have windows to front and are interconnected by a door making versatility of a dressing room. The bathroom has a modern white suite comprising panelled shower bath with mixer tap/shower attachment, screen and tiling to surround, low-level WC, vanity wash basin, heated towel, tiled walls and flooring, window to front. The shower room has suite comprising shower cubicle, low-level WC, vanity wash basin, heated towel rail, part tiled walls, under floor heating with tiled floor and window.

The annexe is accessed off the hallway with a multi glazed door to lounge which is dual aspect with window to front and French doors to side with a kitchenette area with wall and base units, rolled edge work surfaces, matching splashback, inset circular bowl, space and plumbing for washing machine and fridge. The bedroom has a window to rear with ensuite shower room comprising shower cubicle, low-level WC, pedestal wash basin, heated towel rail and window.

Parking:

There is a double width drive providing off-road parking for two cars leading to a detached single garage with metal up and over door and courtesy door to garden.

Gardens:

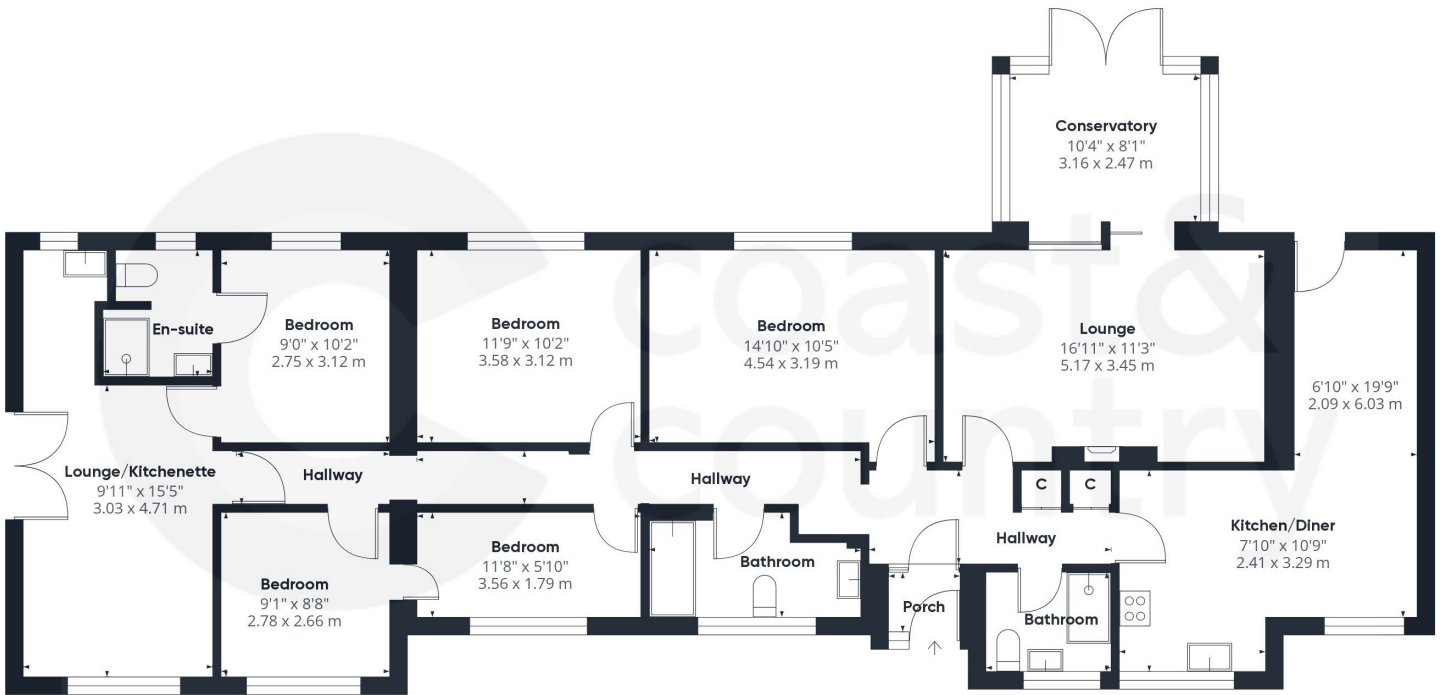
Outside to the front there is a gate and path leading to the front door with lawned garden to either side with well stocked flower and shrub borders. Path extends along either side of the bungalow to the rear garden. The rear garden enjoys a sunny aspect and has an enclosed garden with two small patios, level lawn with well stocked flower and shrub borders and two timber sheds.

Directions:

From the Drum bridges Roundabout take the exit heading to Bovey Tracey. Continue straight past the right turning to Heathfield, past the Esso garage on the left, at the roundabout take the third exit onto Newton Road. Continue and Heathfield Close can be found on the left hand side.



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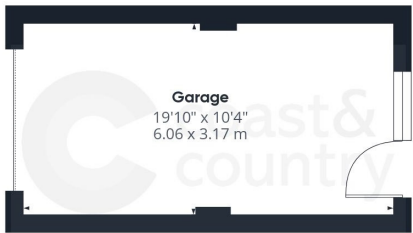
Approximate total area

1757.65 ft²
163.29 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Agents Notes:
Council Tax: Currently Band F
Tenure: Freehold
Mains water. Mains gas. Mains drainage. Mains electricity.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.