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properties



3 Greenawell Close
North Bovey, Devon TQ13 8RU

£490,000 Freehold



The Property

Greenawell Close was built about 40 years ago at the edge of the beautiful Dartmoor village of North Bovey. No. 3 is a bright home with large double glazed windows letting in plenty of natural light, spacious living spaces including a conservatory with lovely views, a sitting room with fireplace and a dining room with a door to the garden. All the bedrooms are double size and there is a smart bathroom. The house is well presented as is the large garden which is level and has great views to the surrounding Dartmoor countryside. There is a single parking space in front of the single garage which has an electric door. Fowlers strongly recommend viewing to appreciate this charming home.

Situation

North Bovey is a charming Dartmoor village with a traditional village green, a village hall, Parish church and a good pub. Close by is the excellent Bovey Castle hotel where there is a golf course and restaurants. The nearby town of Moretonhampstead is about 2.5 miles away and offers a wide variety of day to day and specialist shops, cafes, pubs, a Primary school and pre school and good sports facilities with an open air swimming pool in the summertime, a tennis club, bowling club and sports centre. The whole area is criss-crossed by woodland and countryside walks and the open moor is close by. The A30 and A38 dual carriageways are equidistant at about 8 miles and Exeter is approximately 15 miles.

Services

Mains water, electricity and drainage.

Council tax band

Band E

Directions

When entering North Bovey from the Moretonhampstead direction, you will pass the village boundary sign and drop down a hill towards the village green. Before the green on the right is a turning with a grassy island. Take this turning and about 100 metres along the lane Greenawell Close is on the left. No. 3 is in the right hand corner.

Entrance

A brick paved courtyard leads to No.3 which has a parking space and a mature flower border and shrubbery at the front. The recessed porch has an exterior light and a upvc wood grain effect front door leads into the hall.

Entrance hall

The hallway has a coved ceiling, a wood grain effect laminate floor, a double panel radiator, stairs to the first floor and doors to the w.c., garage, dining room and the understairs cupboard.

W.C.

Cork floored with a white suite of low level w.c., a wash hand basin set into a vanity surface with a cupboard below and an obscure glazed upvc double glazed window.

- A link detached home in a quiet setting
- Large garden with super views
- Short walk to the village green, pub and village hall
- Three double bedrooms
- Family bathroom
- Entrance hall and w.c.
- Dining room
- Kitchen with view to the garden
- Spacious sitting room and conservatory
- Fully double glazed and centrally heated by oil

Dining room

A bright room with a double glazed upvc door to the garden and a second matching window, coved ceiling, central ceiling light point, double panel radiator and large built in storage cupboard. An archway leads to the kitchen.

Kitchen

A light kitchen fitted with white base and wall cabinets with matching roll top worktops incorporating a propane gas hob, stainless steel sink, blue tiled splashbacks, a built in eye level double oven and grill and space for a dishwasher and under counter fridge. A upvc double glazed window looks out to the garden and the floor is ceramic tiled.

Sitting room

This is a spacious triple aspect room with two large upvc double glazed front and side windows and double doors to the conservatory. There is a brick chimney breast with open flue and Jetmaster grate, a Tavistock slate hearth and split level plinth. The ceiling is coved and there are two ceiling light points, a TV point and two double panel radiators.

Conservatory

This is fully double glazed to walls and ceiling with views over the garden and to the countryside, double doors to the garden, an oak effect laminate floor, a wall light point and power points. This room is used year round and benefits from a significant heat gain even in the winter.

First floor landing

A upvc double glazed window in the stairwell lets in plenty of natural light and there is a wall light point.

Bathroom

A smart bathroom with a upvc double glazed window, a white suite of panelled bath with ceiling height splashbacks, a shower/mixer tap, a basin set above a sanitary unit and a low level w.c. A ceiling light is fitted, shaver point, double panel radiator and an airing cupboard with factory insulated hot water cylinder and shelving for linen.

Bedroom 3

A front facing bedroom with a upvc double glazed window, pendant light point, two wall light points, single panel radiator and built in double wardrobe with hanging rail and shelf.

Bedroom 2

A rear facing double room with a upvc double glazed window overlooking the back garden, built in wardrobe with hanging rail and shelf and a single panel radiator.

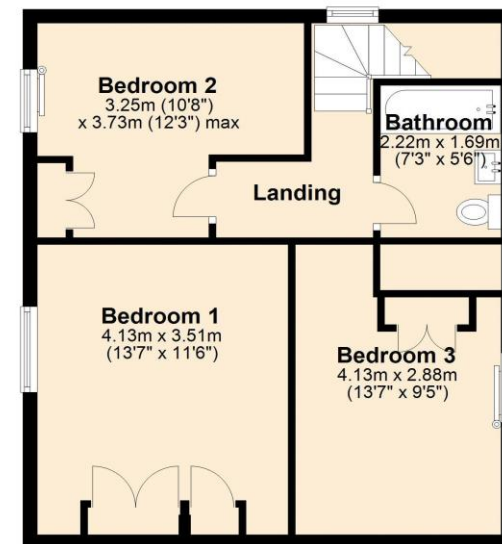
Ground Floor

Approx. 73.3 sq. metres (788.7 sq. feet)



First Floor

Approx. 48.5 sq. metres (521.7 sq. feet)



Total area: approx. 121.7 sq. metres (1310.3 sq. feet)

Bedroom 1

Overlooking the back garden and with a rural view, this bedroom has built in triple wardrobes with hanging rails and shelving, a coved ceiling and a single panel radiator.

The garden

This is a sunny, generous garden with great views across the countryside to the Parish church tower and to the woods. It is mostly laid to grass with raised stone planters stocked with flowering plants and shrubs and natural ferns. There are two ornamental ponds and the garden is bounded by close boarded fencing or fencing panels. There is a timber shed (8' x 6'/2.43m x 1.82m) and out of sight at the side of the house is a concealed double banded 1000 litre oil tank.

Garage

The garage has power and light, the floor mounted Eurostar oil fired central heating boiler, an electric roller shutter door with a remote control and space for the washing machine and a freezer.



VIEWING BY APPOINTMENT ONLY

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	