



SIMPLY GREEN

**Kiln Close, Bovey Tracey, Newton Abbot, TQ13 9YL**  
Newton Abbot

Guide Price  
**£325,000**



**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

- No Chain!!
- 3 Bedrooms
- Ground Floor Living
- Good Size Kitchen/Diner
- Well Proportioned Garden
- Garage & Driveway
- Cul-De-Sac Location
- Close To Local Amenities
- Tranquil Location
- Tenure - Freehold

**Property Type:** Chalet

**Council Tax Band:** D

**Tenure:** Freehold



Located in the desirable parish of Bovey Tracey, this well-maintained three-bedroom chalet is offered with no onward chain. Ideally positioned close to a range of local amenities, the property provides flexible living space throughout. The accommodation includes a spacious lounge, a modern kitchen/diner, and three well-proportioned bedrooms—one of which is situated on the ground floor, ideal for those seeking ground-level living. Outside, the home benefits from ample driveway parking and a single garage. A fantastic opportunity in a sought-after location, this property is not to be missed.





### Ground Floor Accommodation

Upon entering the property, you are welcomed into a bright and inviting porch area, featuring double-glazed windows that allow an abundance of natural light to flow in. From here, you step into the main living space—a well-proportioned lounge complete with a large uPVC window and a gas fire that serves as an attractive focal point. Continuing through to the inner hallway, you'll find access to all principal rooms. The kitchen/dining area spans the full width of the property at the rear, offering an expansive and versatile space. The kitchen is fitted with provisions for an oven, under-counter fridge and freezer, along with a sink set beneath a uPVC window overlooking the garden. The boiler is also housed within this area for convenience. The dining space is open and generous, with further garden views through an additional uPVC window and direct access to the rear garden via a glazed door. This area also features the staircase to the first floor, along with useful under-stairs storage. Also located on the ground floor is the main shower room, which is well-appointed with a ceramic WC, matching wash basin, and a walk-in shower complete with a built-in seat—offering both comfort and practicality. Adjacent to this is a spacious ground floor bedroom, positioned at the front of the property. Generous in size, this room is ideal for those seeking single-level living, while still providing additional accommodation for guests on the upper floor.

### First Floor Accommodation

As you ascend to the first floor, you are greeted by two generously sized bedrooms and a conveniently located WC. The principal bedroom spans the full length of the property, offering a spacious and versatile area suitable for various layouts. The second bedroom is also well-proportioned and features a built-in sliding wardrobe, along with windows overlooking the front aspect, providing plenty of natural light. The WC is ideally positioned between both bedrooms for ease of access and includes a ceramic toilet and matching wash basin, adding to the practicality of the upper floor.

### External Features

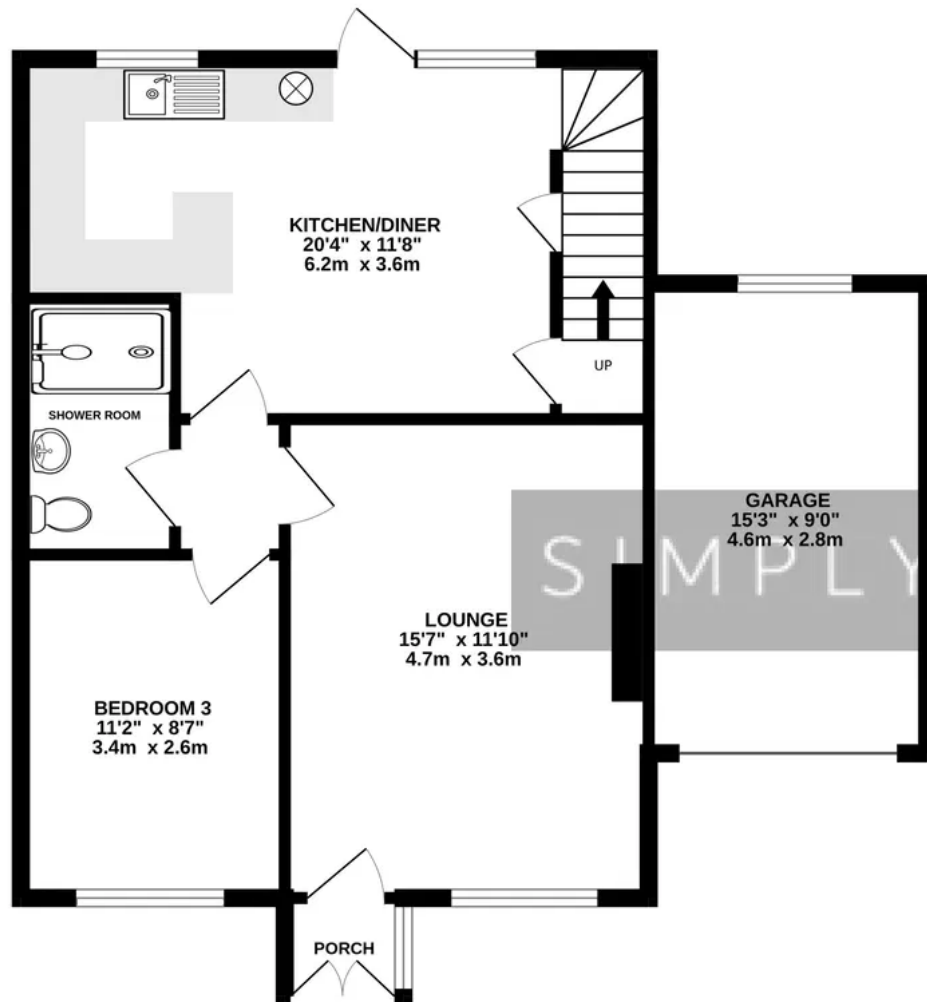
To the front of the property, an expansive driveway provides ample off-road parking for multiple vehicles and leads to a single garage, which also benefits from useful eaves storage. Running parallel to the home is a pathway that borders a generous front garden, creating a welcoming approach to the main entrance. To the rear, the property boasts a substantial garden, beginning with a spacious patio area ideal for outdoor seating or al fresco dining. Beyond the patio lies a large lawn bordered by mature shrubs, offering a pleasant and private outdoor space. A garden shed provides convenient outdoor storage, and side access alongside the garage allows easy movement between the front and rear gardens.

### Location

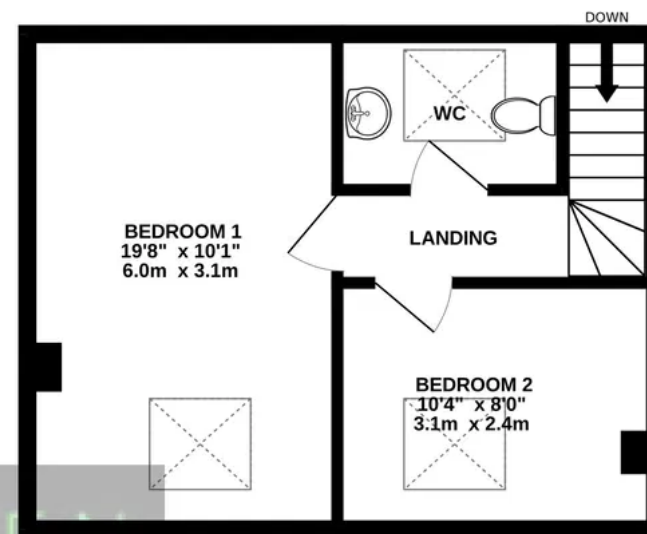
Situated on the edge of Dartmoor National Park, Bovey Tracey is a charming and historic town in Devon. Known as The Gateway to the Moor, the town offers a perfect balance of natural beauty and everyday convenience. Located approximately 10 miles south-west of Exeter and positioned along the A382, it provides easy access to both Newton Abbot and Moretonhampstead. Bovey Tracey boasts a strong sense of community and a range of local amenities including independent shops, cafés, schools, and leisure facilities. With Dartmoor on its doorstep and excellent transport links, Bovey Tracey offers an ideal setting for those seeking both countryside charm and modern convenience.



GROUND FLOOR



1ST FLOOR



AT SIMPLY **GREEN**  
WE WILL GIVE YOU TWO FREE  
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,  
PERFECT IF YOU ARE WORKING  
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR  
IF YOU'D PREFER TO MEET  
FACE TO FACE**



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YOUR ONWARD PURCHASE.  
GIVING YOU PEACE OF MIND TO  
MOVE FORWARD WITH NO  
UNEXPECTED SURPRISES!**

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AVAILABLE?**

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ON WHAT IS MOST LIKELY  
YOUR BIGGEST  
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