

SIMPLY GREEN



Bullands Close, Bovey Tracey, Newton Abbot, TQ13 9JF

Newton Abbot

Guide Price
£325,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- NO ONWARD CHAIN!!
- Semi Detached Family Homes
- 3 Bedrooms
- Living Room
- Generous Sized Kitchen/Diner
- Family Bathroom
- Private Rear Gardens
- Driveway & Garage
- Walkable to Town & Schools
- Freehold / Council Tax Band C

Property Type: Semi Detached House

Council Tax Band: C

Tenure: Freehold

This no-chain, three-bedroom semi-detached home is perfectly positioned in the heart of Bovey Tracey. Internally, the property has been thoughtfully modernised and includes a spacious lounge, a bright kitchen/diner, three well-proportioned bedrooms, and a family bathroom – all designed to feel light, airy, and welcoming. It's an ideal space for family living, blending contemporary comfort with charming character.

Externally, the property enjoys a single garage, a driveway, and sits on a desirable corner plot. One of its most appealing features is the easy access to the local rural park, located just a short stroll away. A footpath from the street leads directly into the estate's picturesque woodland and riverside walks, saving you the need for a longer detour. This combination of convenience and natural beauty makes the home truly special.

Location

Bullands Close is a peaceful cul-de-sac set within easy walking distance of Bovey Tracey's charming town centre. Known as the "Gateway to Dartmoor," Bovey Tracey offers a wonderful blend of countryside living and everyday convenience. The town provides a great range of amenities including shops, cafés, a health centre, dentist, primary school, and regular bus links to Exeter and Newton Abbot. The A38 is close by, making commuting simple, with mainline rail services available at Newton Abbot. You will enjoy beautiful green spaces on your doorstep, with the National Trust's Parke Estate, riverside walks along the River Bovey, and the vast landscapes of Dartmoor National Park only minutes away. Local attractions such as House of Marbles and MAKE Southwest (formerly the Devon Guild of Craftsmen) add to the area's vibrant community feel, alongside year-round markets and events. A quiet setting with excellent access to nature, amenities, and transport—Bullands Close offers a highly desirable location for a relaxed yet well-connected lifestyle.







Ground Floor Accommodation

Upon entering the property, you are welcomed into a spacious entrance hall, offering access to the principal ground-floor rooms as well as the staircase rising to the first floor.

The lounge is a bright and inviting family space, enhanced by a generous bay window that floods the room with natural light. A charming log burner, neatly recessed within the fireplace, provides an attractive focal point and adds warmth and character. The room is finished with modern grey carpeting, creating a comfortable and contemporary feel.

The kitchen/dining room is equally impressive, offering a well-proportioned and sociable space ideal for both everyday living and entertaining. The kitchen features an extensive range of sleek cream-gloss cabinets complemented by oak-effect worktops, providing excellent storage and preparation areas. Integrated appliances include a stainless-steel gas oven, gas hob, and overhead extractor, along with a stainless-steel sink. There is also ample room for a dining table, making this a perfect area for family meals or hosting guests.

First Floor Accommodation

Ascending to the first floor, you will find three well-proportioned bedrooms. The principal bedroom is positioned at the rear of the property and offers a generous, versatile space currently arranged to accommodate both a sleeping area and a dedicated wardrobe or dressing area, making it exceptionally practical.

The second bedroom, located at the front of the home, is also a spacious double and enjoys a naturally bright and airy atmosphere. The third bedroom is a well-sized room that lends itself perfectly to a child's bedroom, nursery, or a comfortable home office, depending on your needs.

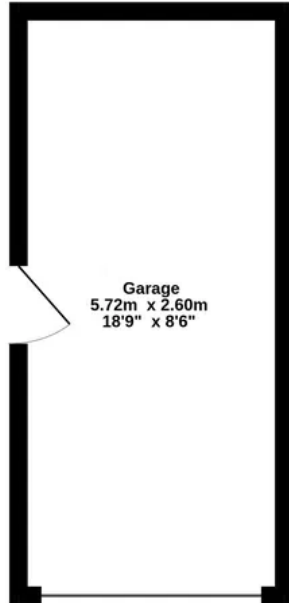
External Features

To the front of the property, there is an attractive lawned area creating a welcoming approach, alongside a private driveway that provides off-road parking and leads to the single garage. The garage is fitted with electrical outlets, offering additional practicality for storage, hobbies, or utility use. A side pathway positioned between the house and garage provides convenient access to the rear garden.

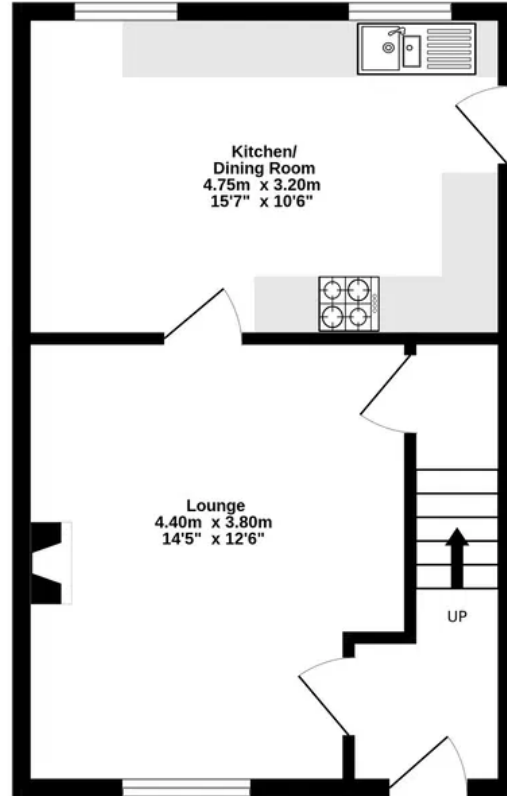
The rear garden has been thoughtfully landscaped to offer both versatility and low-maintenance appeal. The main level features high-quality artificial turf, making it an ideal space for families, outdoor play, or simply enjoying a tidy garden all year round. A set of steps leads up to an elevated seating area that enjoys picturesque views over the neighbouring woodland. This upper terrace serves as an excellent social space, complete with a newly installed fence for added privacy and safety.



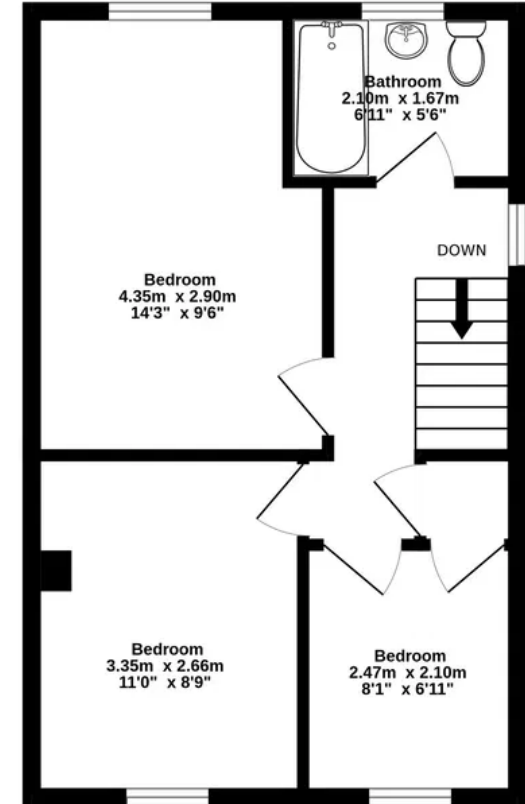
Garage
14.9 sq.m. (160 sq.ft.) approx.



Ground Floor
35.8 sq.m. (385 sq.ft.) approx.



1st Floor
36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA : 87.0 sq.m. (937 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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AND

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