



# WOOD CLOSE

BOVEY TRACEY, NEWTON ABBOT, TQ13 9FQ



**Robert Williams**

SALES | LETTINGS | AUCTIONS



“A superb five bedroom executive home, presented in immaculate condition and boasting many great features”.





# WOOD CLOSE

BOVEY TRACEY, TQ13 9FQ

**A superb 5 bedroom detached home on the sought after Longston Cross development in Bovey Tracey. The property, newly built in 2024, has been beautifully maintained and improved by the current owners. The home offers the epitome of modern living, with open plan kitchen/living area, four double bedrooms, single bedroom, three bathrooms plus cloakroom and additional study. The plot is one of the best on the development, with parking for up to five vehicles, in addition to the large double garage.**

## THE PROPERTY

From the front door, the entrance hall leads to the study and cloakroom/utility with stairs to the first floor, under stairs storage and doors leading to the living room and kitchen. The shaker style kitchen boasts a quality finish with quartz work surfaces, ergonomic cupboard/drawer units and island with induction hob and downdraft extractor. It is fully equipped with integrated appliances including double oven, fridge/freezer and dishwasher.

The open plan layout makes the ground floor feel extremely light and spacious. The kitchen flows beautifully to the dining area, which has bi-folding doors opening to the garden, making the space ideal for entertaining. To the front of the property, the cosy living room enjoys a double aspect and has plenty of space for two large sofas.

On the first floor, the principal bedroom includes a dressing room and a private en-suite with a large shower, vanity basin, WC, and heated towel rail. There are two further bedrooms, one single which could also be utilised as a second office, and one double with dual aspect and built in wardrobe.

A contemporary family bathroom on this level features a panelled bath with overhead shower and screen, vanity basin, WC, and heated towel rail.

The second floor comprises two further double bedrooms and another shower room, complete with double shower cubicle, vanity basin, WC, and heated towel rail.









# OUTSIDE

The front garden is attractively landscaped with shrubs and lawn, wrapping around to the rear. The double garage, fitted with power and lighting, provides excellent space for storage, parking, or a workshop. A paved driveway in front accommodates up to four additional vehicles. The rear garden is fully enclosed and designed for low maintenance, featuring a neat lawn and a spacious tiled patio—perfect for alfresco dining and enjoying the peaceful surroundings.

# THE LOCATION

Bovey Tracey is a picturesque town located on the edge of Dartmoor National Park. Often referred to as the "Gateway to the Moor," it blends natural beauty with a rich heritage. The town is known for its charming mix of historic buildings, independent shops, and art galleries, including the renowned Devon Guild of Craftsmen. Its vibrant community and regular events, such as the Bovey Tracey Craft Festival, make it a lively yet peaceful place to visit or live.

The Longston Cross development is located on the edge of the Town, within walking distance of 4 local supermarkets and town centre facilities. There is also an outdoor swimming pool, numerous sports clubs and 2 golf clubs within a few miles. The location is Ideal for access around the region, with Exeter approximately 30 minutes and Plymouth 40 minutes driving.



5

bedrooms

3

bathrooms

2

receptions

7

car spaces

Local Authority:

Teignbridge Council

Council Tax Band:

F

Tenure:

Freehold

Heating:

Gas Central Heating

Services:

Mains water and drainage

Energy Efficiency Rating:

B









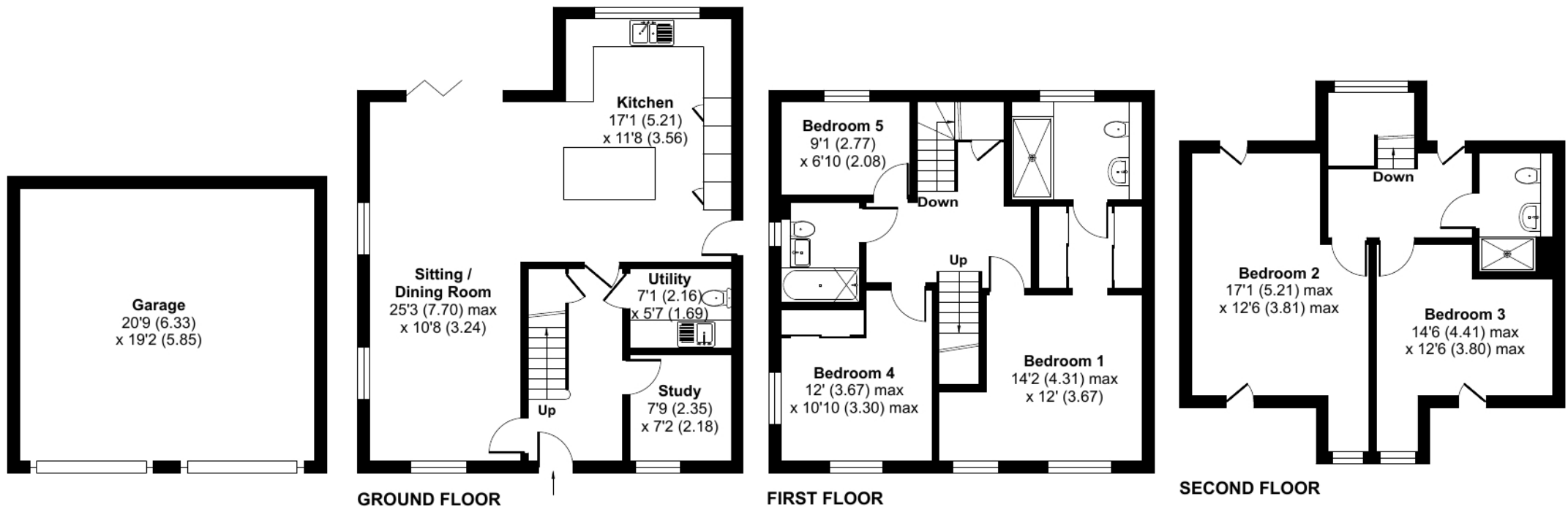
# Wood Close, Newton Abbot, TQ13

Approximate Area = 1839 sq ft / 170.8 sq m

Garage = 399 sq ft / 37.1 sq m

Total = 2238 sq ft / 207.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Robert Williams Ltd. REF: 1312194







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.