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Rowan Hollow

Rowan Hollow, Pottery Road, Bovey Tracey, Newton Abbot, Devon, TQ13 9DS



Newton Abbot: 4.5 miles, Totnes: 13 miles,  
Exeter: 17 miles

## A stylish bungalow in a private development within a sought-after South Dartmoor town

- Attractive modern design
- Close to amenities
- Energy efficient
- Open plan living
- 3 Bedrooms
- 2 Bathrooms
- Parking & garage
- Charming garden
- Freehold
- Council Tax Band D

Guide Price £475,000

### SITUATION

The property is situated within close proximity to the town centre of Bovey Tracey, known as the "Gateway to the Moors". This bustling town offers a comprehensive range of shops and amenities including a health centre, veterinary clinic, library, primary school, restaurants, cafes, inns and churches. The town also benefits from good sporting facilities, including a swimming pool, sports field, 9-hole golf course, cricket club, bowling green, football pitches and tennis courts. There are also local cycle tracks.

The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations to London Paddington at both Newton Abbot and Exeter. Exeter International Airport is within easy travelling distance. First class educational facilities, can be found nearby whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

### DESCRIPTION

Rowan Hollow is an attractive and modern bungalow, located within a select and private development and a popular residential area. The bungalow, built in 2021, was designed and built to incorporate stylish accommodation across a single storey. The property boasts a high level of energy efficiency, accommodating an air source heat pump and good insulation levels providing an EPC energy rating of a B.

### ACCOMMODATION

To the rear of the first floor is a versatile open plan reception space. With hard floors and bi-fold doors which open onto a patio area; the light and spacious room offers ample seating and dining space while overlooking the properties garden. The reception space opens into a contemporary kitchen, fitted with a range of modern style grey wall and base units, with a range of integral appliances including a dishwasher, electric oven and hob.

To the front of the property are the three bedrooms, two of which are double in size with the third bedroom featuring built in storage.

The master bedroom features an outlook across the front of the property with an en-suite shower room comprising a shower, wash basin and WC. In addition there is a family bathroom consisting of a shower over bath, wash basin and WC. From the hallway there is access to an airing cupboard.

### OUTSIDE

To the front of the property is parking for four vehicles and access into a single garage with a

utility room to the rear accessed from the rear garden.

To the rear of the property there is a charming garden, laid predominantly to gravel and stone tiles which provides an attractive low maintenance retreat. From the extensive patio seating area stretching the length of the property and being east facing which attracts plenty of sun throughout the day. There is a substantial shed, with power and lighting providing a useful storage space or workshop. In addition, there is access to the front of the property via either side of the house.

### SERVICES

Mains water, gas, electricity and drainage.

### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

### VIEWINGS

Strictly by appointment through the agents please on 01803 865454.

### DIRECTIONS

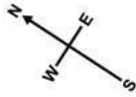
From the Drumbridges roundabout, proceed on the A382 towards Bovey Tracey for 1.25 miles, continuing straight at the traffic lights and past the fuel station on your right. Upon entering Bovey Tracey, at the roundabout take the first exit onto Pottery Road. Continue up the hill for 250 yards passing the house of marbles, and as the road narrows the entrance to the private drive can be found after the third property on the left opposite a row of red brick terrace homes and signposted 'Rowan Hollow'. Continue up the private road and the property can be found the first on the left hand side.

W3W: [cycle.regret.releases](https://www.w3w.co.uk/cycle.regret.releases)



Approximate Area = 1087 sq ft / 100.9 sq m (includes garage & utility room)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 988147

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Green	95	95
(81-91) B	Light Green	83	95
(69-80) C	Yellow		95
(55-68) D	Orange		95
(39-54) E	Red-Orange		95
(21-38) F	Red		95
(1-20) G	Dark Red		95

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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