



75 TEMPLER WAY
BOVEY TRACEY

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Bovey Tracey
Devon
TQ13 9GR

On the edge of the popular Devon town of Bovey Tracey, itself considered the gateway to Dartmoor, sits this popular development from Taylor Wimpey.

Constructed in 2012, this five bedroom family home has superb, light accommodation, newly fitted kitchen, conservatory, low maintenance garden and two garages. Backing onto the local plantation which offers tranquil and peaceful walks on your doorstep.

Living Room | Kitchen/Breakfast Room | Five Bedrooms | Conservatory
Shower Room | Family Bathroom | Gardens | Two Garages



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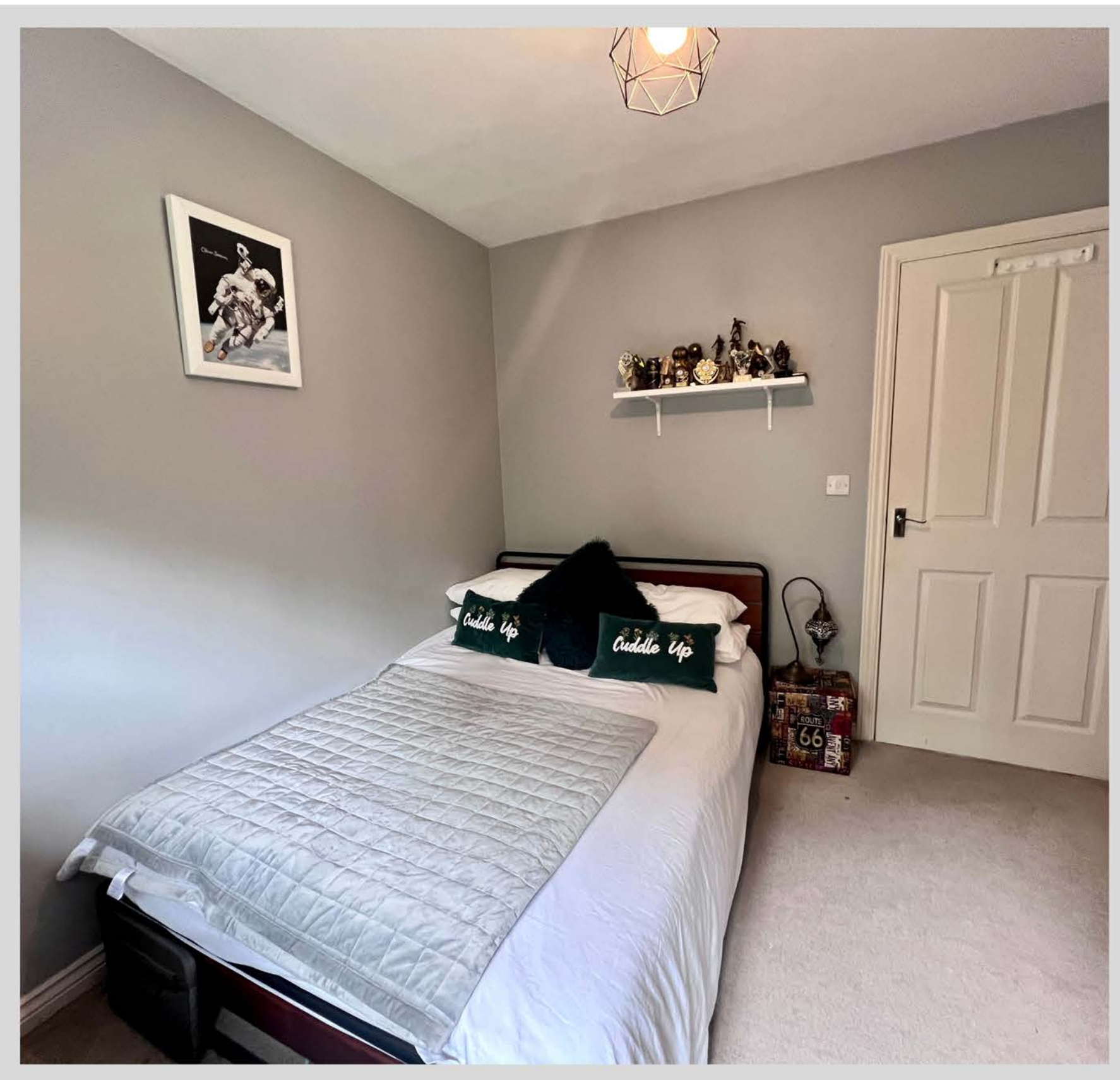
To the ground floor, the property has been modernised with a new and recently installed contemporary styled gloss fronted KITCHEN fitted with a five ring Neff gas hob with a Neff electric oven under, integrated dishwasher, fridge and freezer, washer dryer and wine storage. There is also a useful seating area/breakfast bar, under stair storage and a CLOAKROOM.





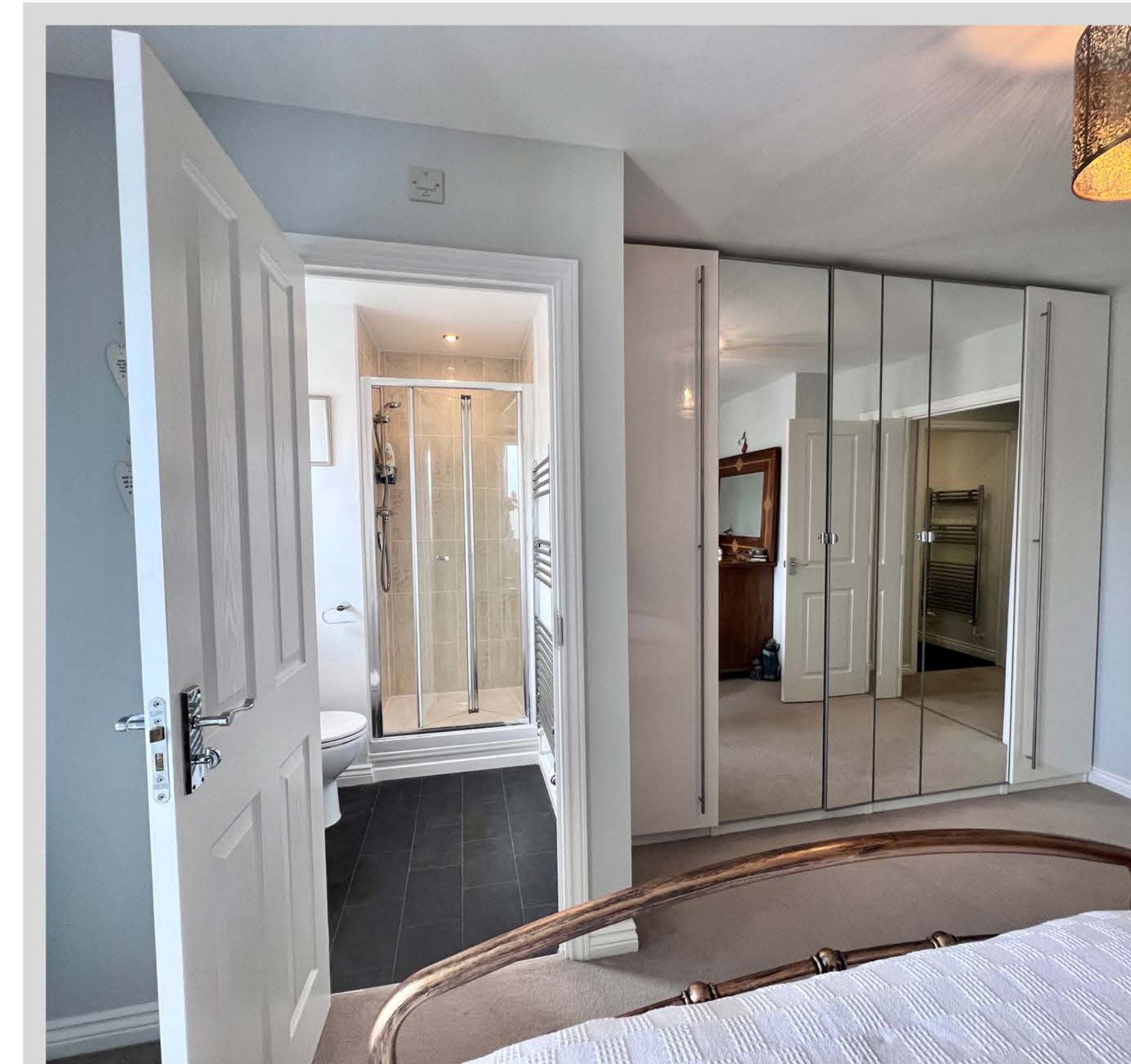
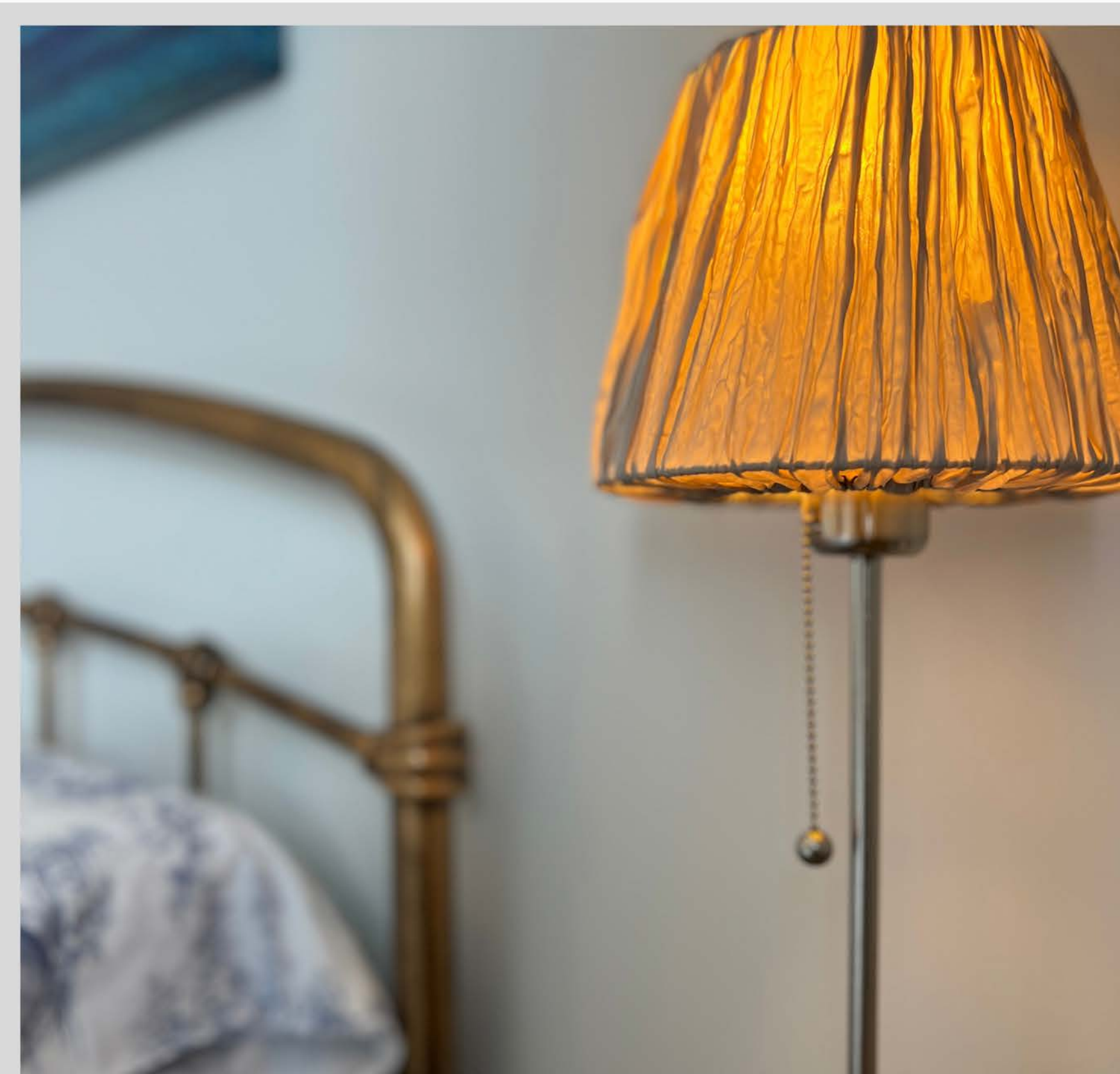
From the kitchen, the space opens into the LOUNGE which is a lovely and bright space with recessed spotlights, double glazed window and French Doors opening into the CONSERVATORY - which is a fabulous addition to this lovely family home.



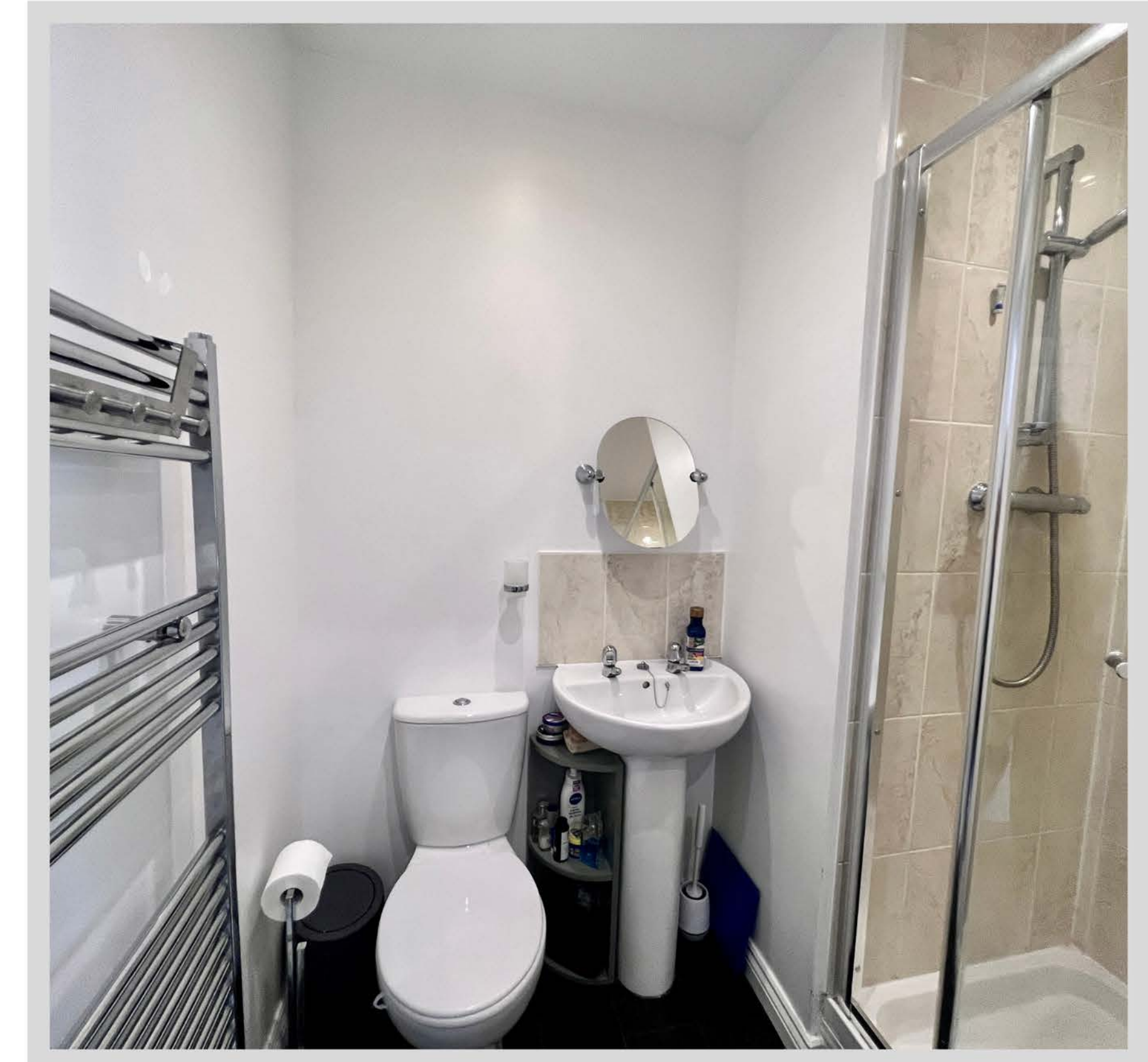


Stairs rise to the FIRST FLOOR LANDING where there is an airing cupboard housing the hot water tank with slatted shelving. There are TWO BEDROOMS on this floor, one with double glazed windows to the front elevation with built in mirror fronted wardrobes and the second being the larger room, with two double glazed windows to the rear elevation, again with built in cupboards. To the SECOND FLOOR, are two bedrooms, both with double glazed windows to the rear elevation.





The MAIN BEDROOM is also situated on the SECOND FLOOR, with French Doors opening to a Juliet balcony. Along one wall is a range of mirror fronted wardrobes and door to the EN SUITE comprising pedestal wash hand basin, closed coupled WC and walk-in shower with glazed folding door.



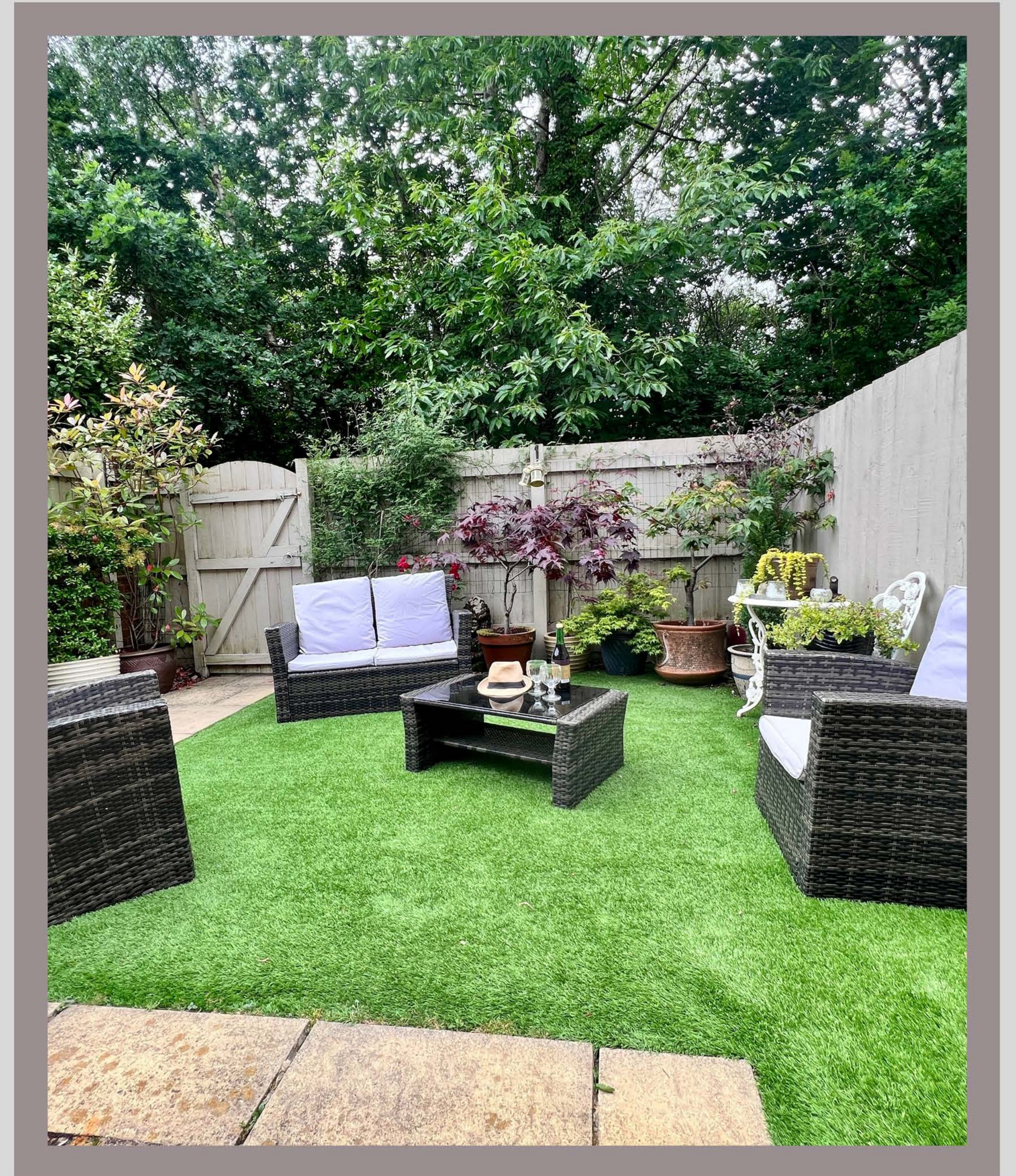
A FAMILY BATHROOM is situated on the first floor and is fitted with a panelled bath, pedestal wash hand basin, closed cupboard WC and recessed spot lights. There is a further SHOWER ROOM situated on the second floor.



Outside

To the rear a level patio sits adjacent to the house and wraps around the conservatory, leading to a low maintenance area of garden, well fenced and a delightful space to spend a sunny evening in.

The residents of the development also get to enjoy a wildlife and amenity area which sits to the rear of the estate and offers a wooded setting with gravelled walkway which our client uses to regularly walk their dog.





Room Sizes...

Ground floor:

Kitchen: 12' 7" x 11' 3" (3.84m x 3.43m)

Lounge: 16' 0" x 13' 9" (4.88m x 4.19m)

Conservatory: 12' 5" x 7' 8" (3.78m x 2.34m)

First Floor:

Front Bedroom:

11' 9" x 8' 11" (3.58m x 2.72m)

Rear Bedroom:

16' 11" x 10' 4" (5.16m x 3.15m)

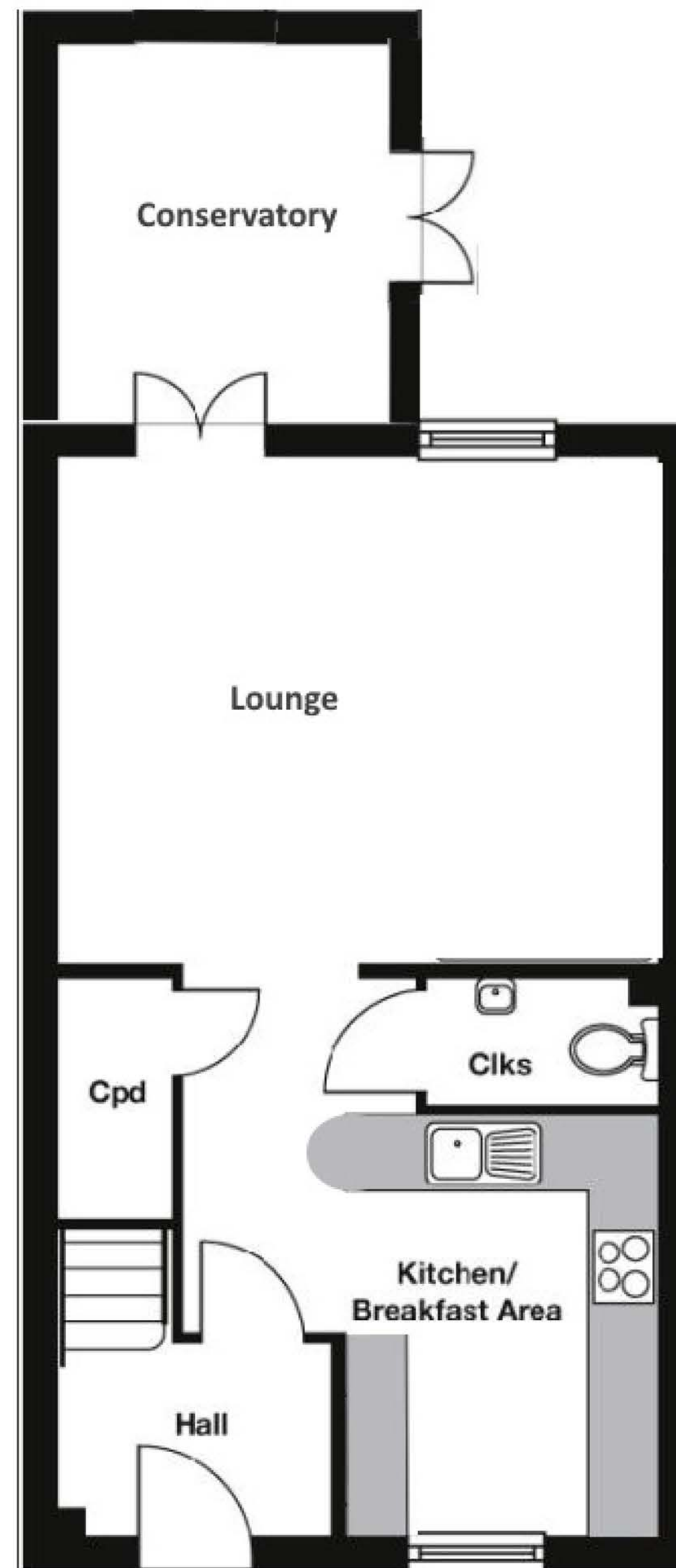
Second Floor:

Rear Bedroom: 10' 3" x 9' 2" (3.12m x 2.79m)

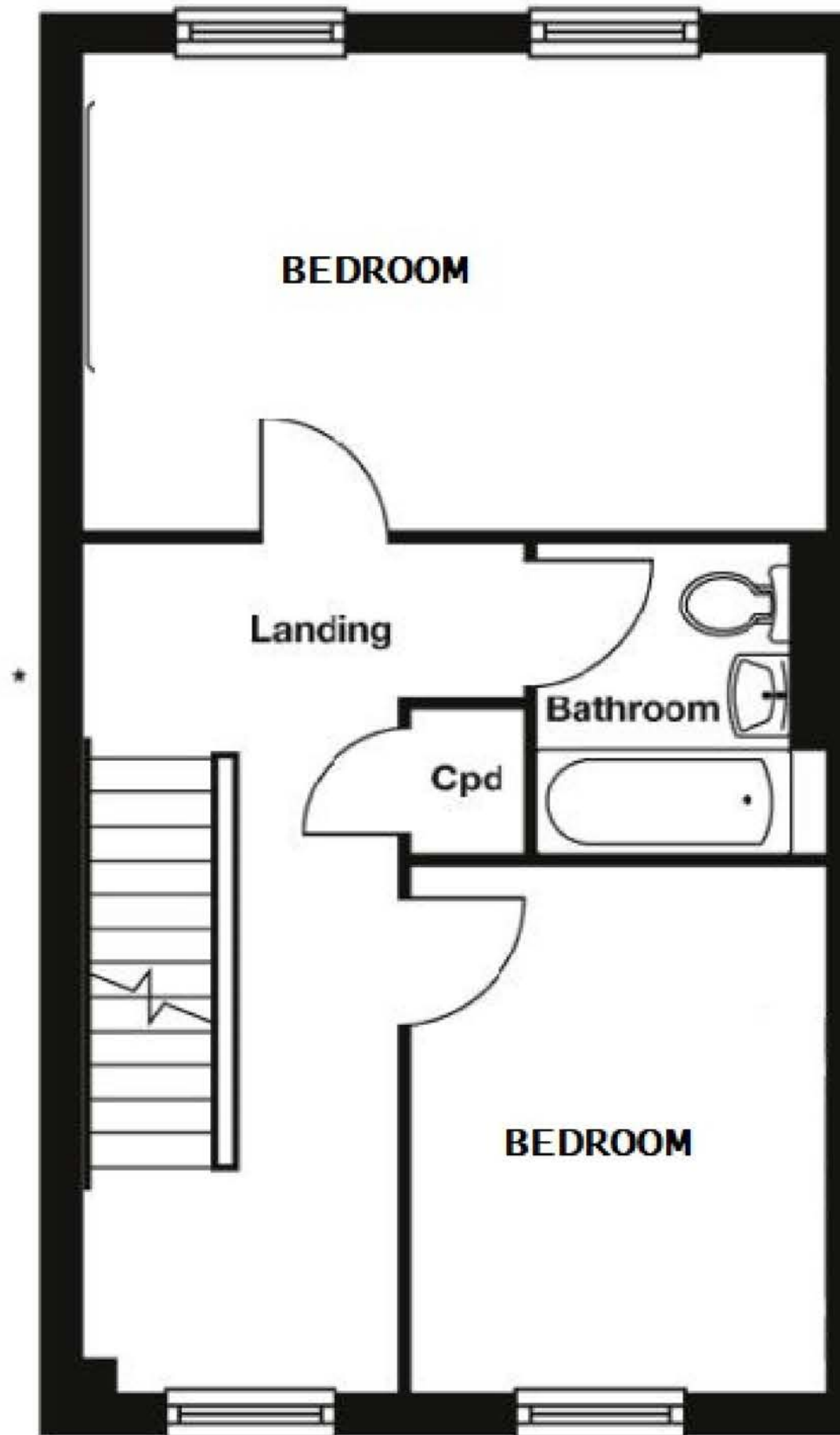
Rear Bedroom: 11' 9" x 6' 8" (3.58m x 2.03m)

Main Bedroom: 13' 0" x 11' 8" (3.96m x 3.56m)

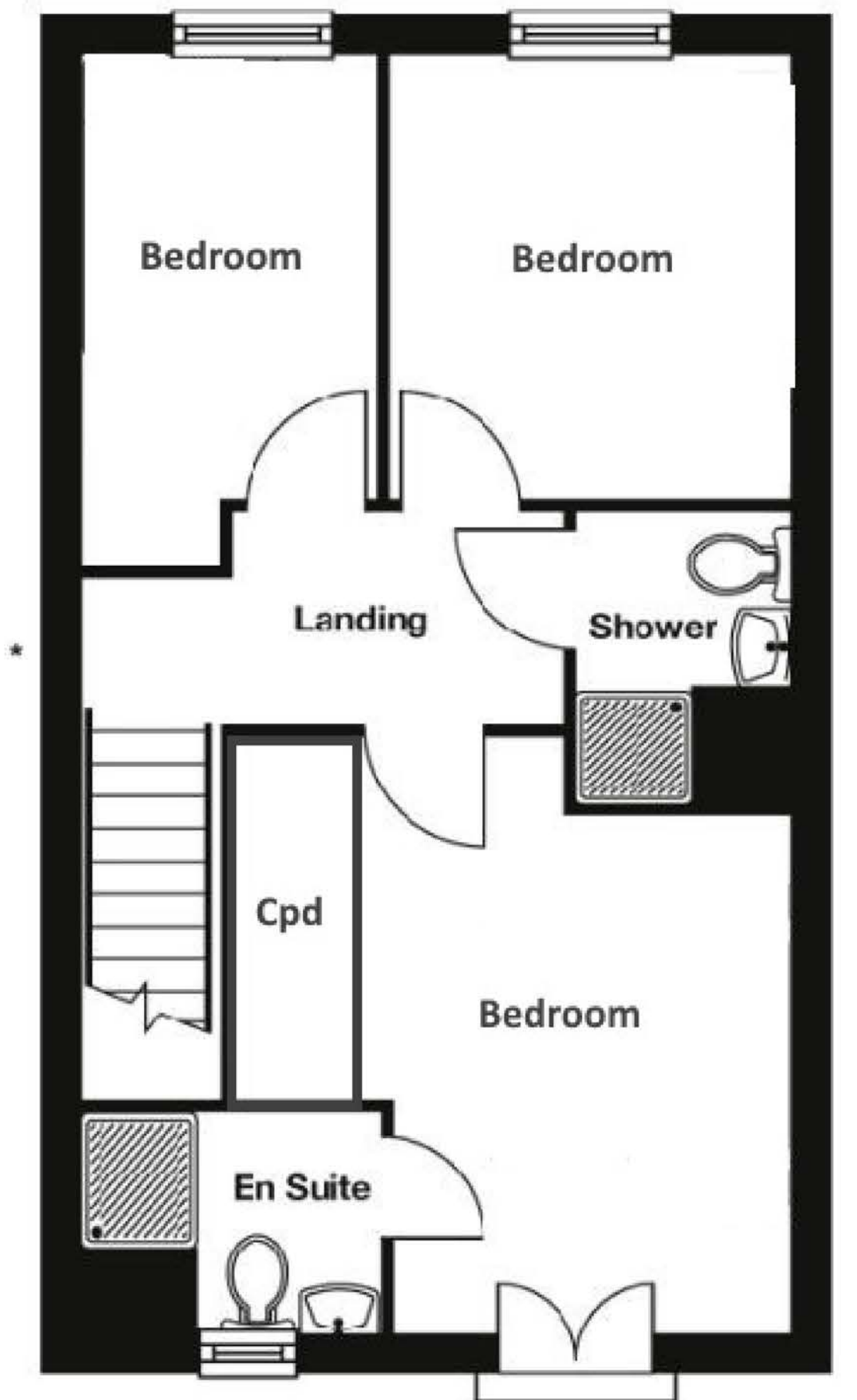
Floorplans



GROUND



FIRST



SECOND

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only

Key Facts for Buyers

TENURE - Freehold - Subject to a management charge for the wildlife corridor and woods of £260 per annum. please note: The garages are held leasehold.

COUNCIL TAX BAND - D

EPC - C

SERVICES

The property has all mains services connected and Gas fired central heating.,

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

[Property Report - Key Facts for Buyers](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their High Moor Office - 01647 441104 or Dartmoor Office - 01364 652652 Email - ashburton@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance



PLEASE NOTE:

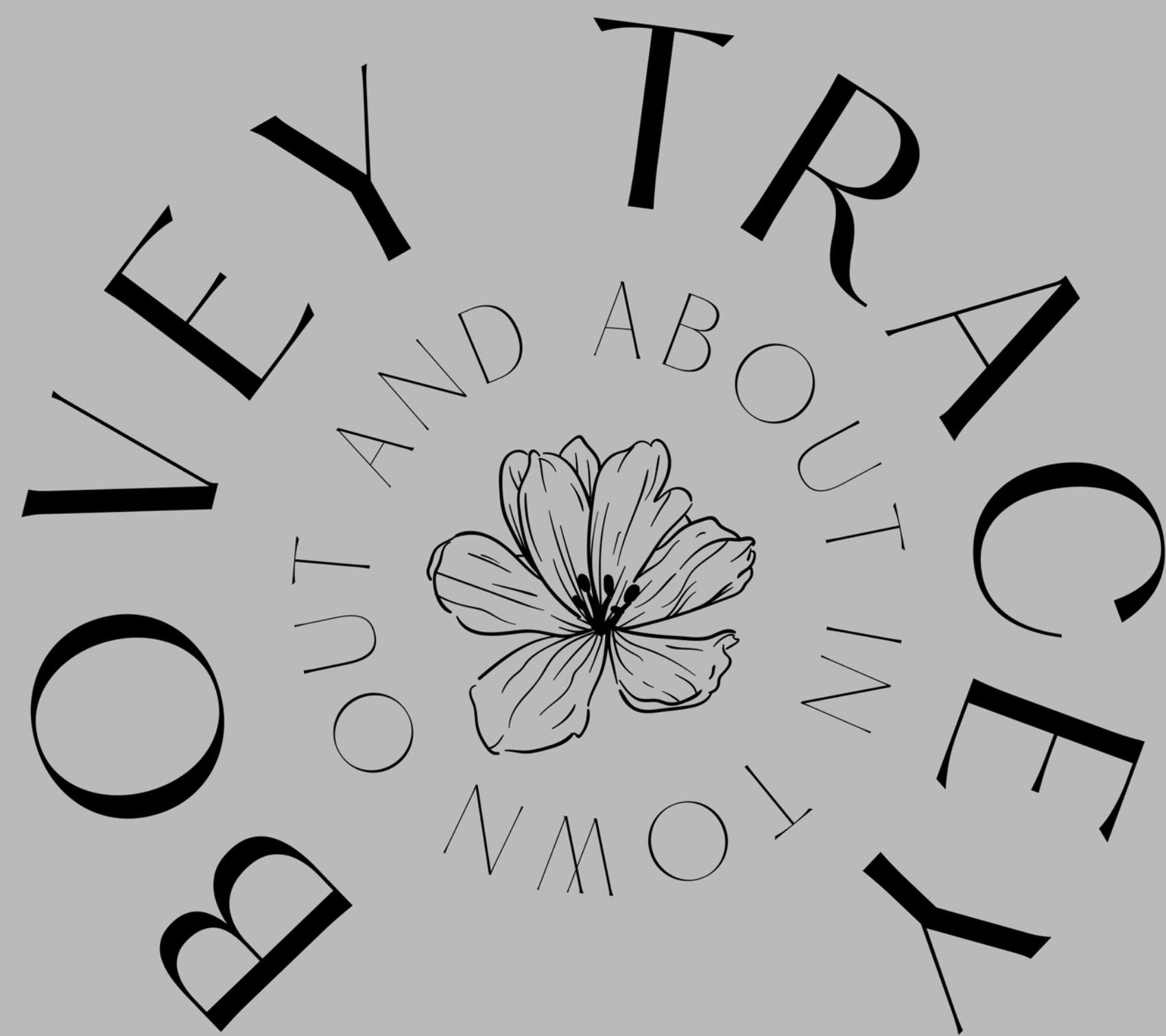
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

PLEASE NOTE: Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to London & Country Mortgages. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding referral Fee.



Known as the "Gateway to the Moor", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool, a sports field/tennis courts, a whisky distillery and art galleries plus many cycle routes connecting Newton Abbot, Lustleigh and Moretonhampstead.

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 at Newton Abbot and Exeter. The open Moorland of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within a 30 mins drive.

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