



34 Rendells Meadow

Bovey Tracy, TQ13 9QW



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Guide Price of £445,000

Rendells Meadow is a highly regarded and sought-after location. This detached bungalow is conveniently situated within walking distance to the vibrant town of Bovey Tracey, providing easy access to a variety of amenities including shops, restaurants, a local primary school, and a doctor's surgery.

- Well presented detached bungalow within walking distance of Bovey Tracey
- Three bedrooms
- Bathroom and en-suite
- Beautiful gardens
- Open living/dining room
- Fitted kitchen
- Level plot and access
- On drive parking for two cars and garage
- Well regarded Cul-De-Sac location
- No onward chain

The property occupies a level plot and level access and boasts a spacious and inviting layout, comprising three bedrooms (including two doubles with built-in wardrobes), a master bedroom with an en-suite shower room, a living/dining room with double glazed sliding patio doors leading to the beautifully enclosed rear garden, a fitted kitchen, and a family bathroom. With UPVC double glazing this home offers modern comfort and convenience.

Outside, the front of the property features an attractive lawned garden area with a variety of beautiful plants and a driveway providing parking for approximately two vehicles, as well as access to an attached single garage.

The rear garden has been thoughtfully landscaped, offering a generous expanse of level lawned garden, a paved patio area, and delightful bordering plants, all fully enclosed by timber fencing and mature hedging. This property is available with no onward chain, presenting a rare opportunity not to be missed.

Viewing is highly recommended to fully appreciate the charm and potential of this wonderful bungalow.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Services:

The property is supplied by mains water, electricity and mains drainage.

Local and Planning Authority:

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot TQ12 4XX

Council Tax:

Council Tax Band per annum E 2024/2025 £2908.47

Energy Performance Certificate:

Energy Performance Rating Band E (49)

Tenure:

The property is freehold with vacant possession with no chain.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

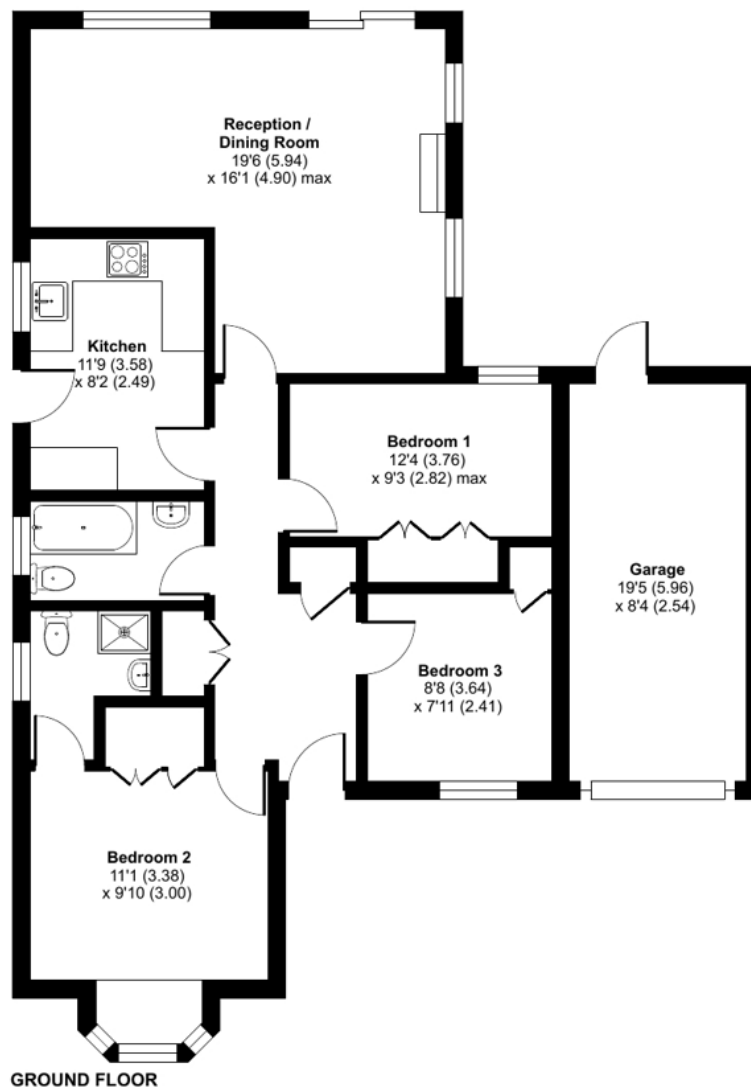
Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

Directions: From the A38 take the slip road exit for Chudleigh Knighton /B3344 and head for Bovey Tracey onto the B3344 continue for 1 1/2 miles and turn right into Rendells Meadow and take the second right.

What3Words: ///treatable.atlas.during





GROUND FLOOR



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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