



20 Carpenter Drive

Bovey Tracey, Newton Abbot, TQ13 9TU



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A modern and extremely well present three bedroom home which was built approximately two years ago. The house offers a spacious living/dining room, a fully fitted kitchen, three bedrooms, one en-suite and a family bathroom. The property also benefits from a garage and parking to the rear and is located within the sought after town of Bovey Tracey.

Situation

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, banks, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. The open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

Accommodation

Entrance Hall with a double glazed front door leads into the entrance hall. There are doors leading into the kitchen and living room and a staircase rising to the first floor. There is also a good sized walk in cloaks cupboard. Cloakroom with suite comprising of a WC, wash hand basin and a double glazed window to the front. Kitchen/Breakfast Room with a fully fitted kitchen comprising of a range of base and wall mounted fitted units, a one and a half bowel sink unit, built in oven and ceramic electric hob, built in fridge freezer and space and plumbing for a washing machine. There is also space for a breakfast table and a double glazed window to the front. Living Room with a dual aspect to the rear and double door leading into the rear garden. There is also a built in under stairs storage cupboard.

First Floor

The landing offers a built in storage cupboard which also house a gas fired combination boiler. Bedroom 1 with aspect to the rear with a double glazed window and a build in wardrobe with mirrored sliding doors. Ensuite with a plumbed shower with an enclosed shower cubical, W.C., wash hand basin and a heated towel rail. Bedroom 2 this double room offers an aspect to the front with a double glazed window. Bedroom 3 this room also offers an aspect to the front with a double glazed window. Bathroom with a panelled bath with a plumbed shower and screen, WC, wash hand basin, heated towel rail and down lighters. There is also a double glazed window to the rear.

Gardens and Outside

To the rear of the house there an attractive landscaped garden with a stone slabbed patio area and raised flower beds. The garden also benefits from direct access into the garage and gated access to the parking area.

Garage

The spacious garage offers light and power along with an electric up and over door. There is also parking for two vehicles to the front of the garage.



Services

Mains electricity, mains water. Gas central heating.

Local and Planning Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX. Dartmoor Park Authority, Parke, Bovey Tracey, Newton Abbot TQ13 9JQ.

Council Tax

Band C.

Energy Performance Certificate

Rating B.

Tenure:

The property is freehold with vacant possession.

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 Drumbridges roundabout off the A38 take the A382, Newton Road towards Bovey Tracey. Passing through a set of traffic lights and onto a roundabout taking the second exit staying on the A382 passing the National Speed Limit signs, then on passing the 40 mile an hour signs, take the next left into Marriot Way and then take the second right passing over a bridge and the property can be found a short distance along the road on the right-hand side.

What3Words: home.decorated.wrenching



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area = 81.7 sq m / 879 sq ft

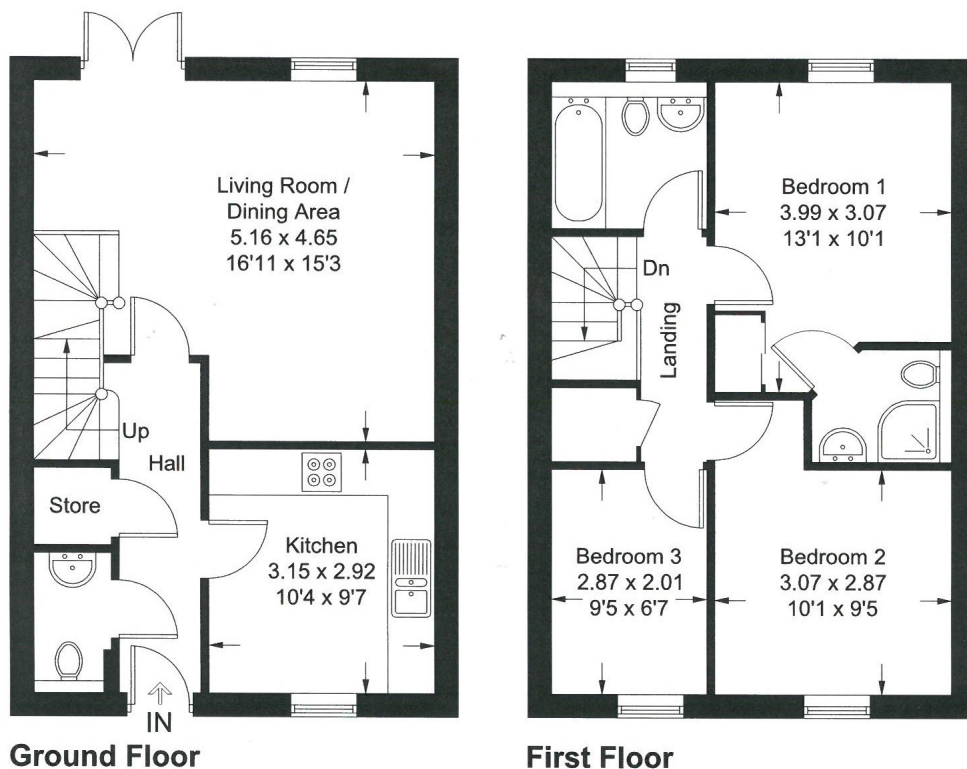


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