



11 Wallfield Road, Bovey Tracey - TQ13 9DN

£415,000 Freehold

A Three Bedroom, bungalow set on a generous plot in a sought-after location, offering spacious, single-level living with a single garage and Driveway Parking. *CHAIN FREE*


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Contact Us...

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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Kitchen/ Breakfast Room: 11'5" x 11'0" (3.48m x 3.36m)

Utility: 6'4" x 3'0" (1.92m x 0.92m)

Hall: 13'5" x 10'4" (4.09m x 3.16m)

WC: 5'6" x 3'0" (1.68m x 0.91m)

Lounge/Diner: 17'2" x 13'9" (5.22m x 4.18m)

Master Bedroom: 11'9" x 11'2" (3.59m x 3.40m)

En-suite: 8'3" x 4'3" (2.51m x 1.29m)

Bedroom: 11'2" x 7'6" (3.40m x 2.28m)

Bedroom: 10'4" x 8'6" (3.16m x 2.60m)

Bathroom: 7'4" x 5'11" (2.24m x 1.80m)

Garage: 17'8" x 8'11" (5.39m x 2.73m)

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council
Council Tax Band: D £2498.94p.a (2025/26)

EPC Rating: D

Tenure: Freehold

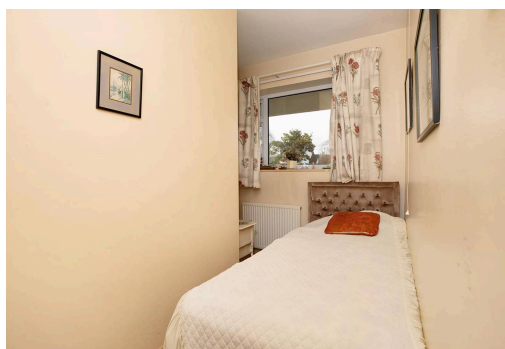
No Onward Chain

AGENTS INSIGHT:

"A well-balanced home offering bright, practical living space and a seamless flow from the living room into a light-filled conservatory overlooking the impressive rear garden. With well-proportioned bedrooms, useful storage and convenient side access, the property provides comfortable and versatile living."

**STEP OUTSIDE:**

To the front, the property is approached via an attractive gated frontage. There is a lawned garden area to the left and a large private driveway to the right, which leads to a well-sized single garage. A central concrete pathway leads to the front door, with gated side access providing a convenient route through to the rear garden. Stepping out from the conservatory, you are greeted by a generous patio area, perfect for outdoor seating and entertaining. Steps lead up to a large lawned garden, with a storage shed positioned in the back right corner. The garden is bordered by established greenery, creating a pleasant and private outdoor space while maximising the available area.

**LOCATION:**

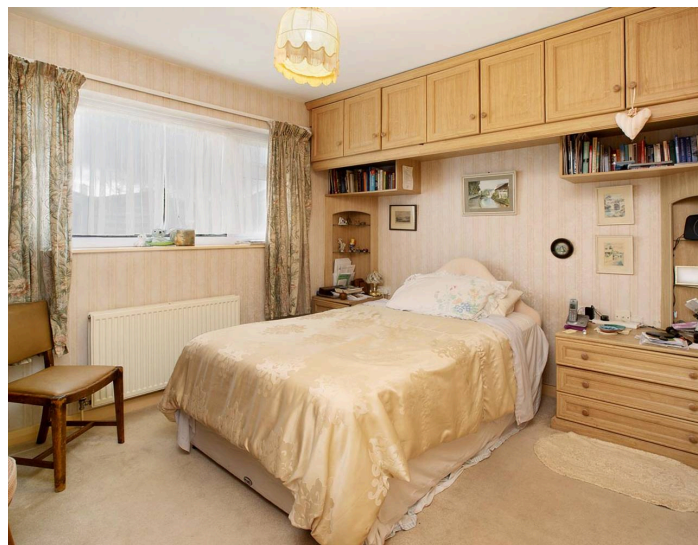
This house is situated about a mile from the town centre. Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis courts. 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 spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within half an hours driving distance.



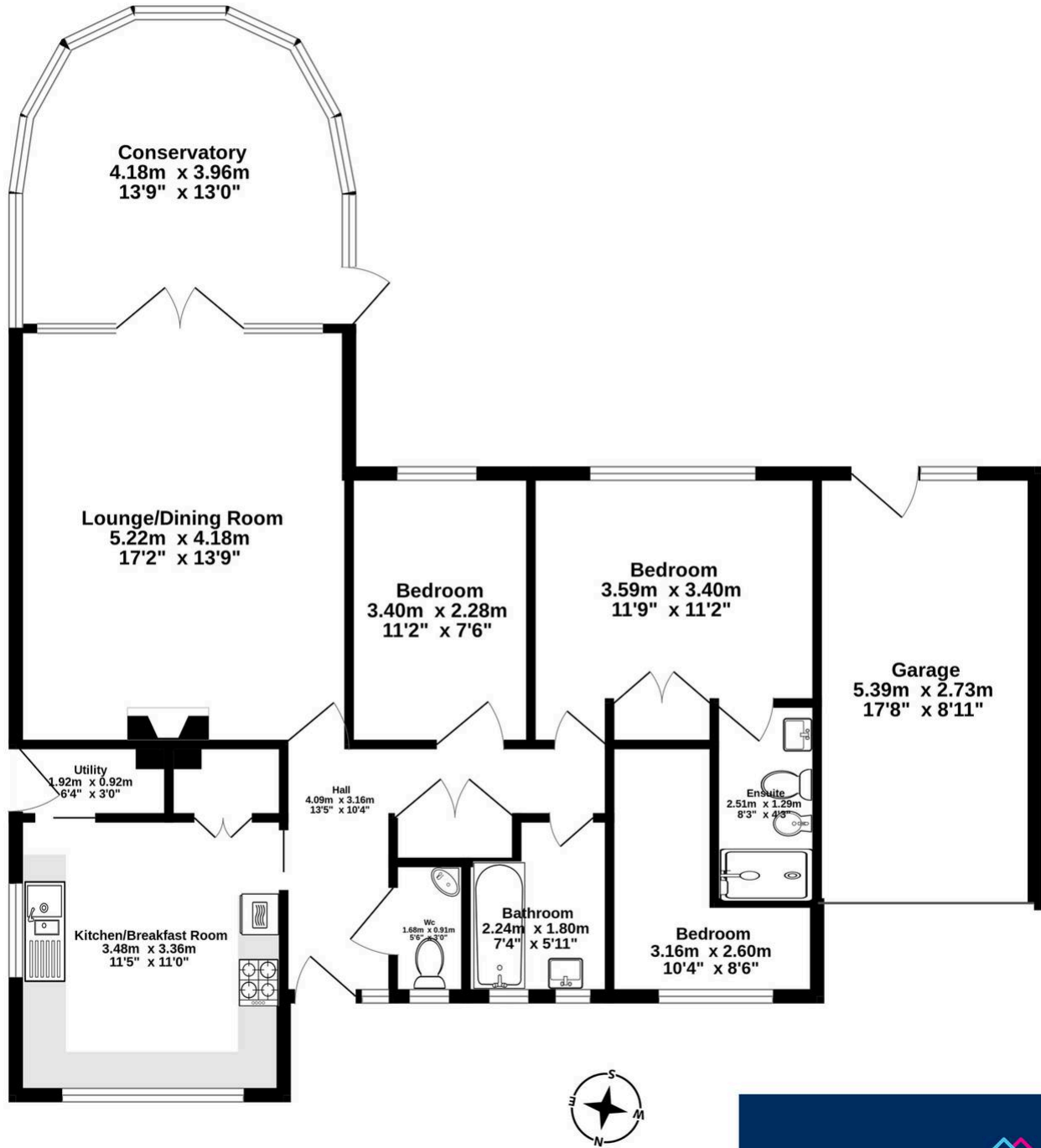


STEP INSIDE:

Upon entering the property, you are welcomed into a bright and airy hallway. To your right is a convenient cloakroom fitted with a WC and wash basin. To the left, you will find a well-equipped kitchen featuring an oven and hob, with ample worktop space and space for a fridge freezer and dishwasher. The kitchen also benefits from a large cupboard housing the boiler and water tank. From here, a door leads into a practical utility area with space for a washing machine and tumble dryer. A further door provides access to a side path, offering convenient entry to both the garden and driveway. Directly opposite the front door is a spacious living room, with double doors opening into a conservatory that is flooded with natural light and overlooks the impressive rear garden. The conservatory also benefits from a further door providing direct access outside. Returning to the hallway, you will find a large storage cupboard on your right. Turning left, there is a good-sized double bedroom with built-in wardrobe space. Next is the master bedroom, which features built-in wardrobes and additional storage, along with an ensuite bathroom comprising a WC, shower, wash basin and bidet. Across the hallway is the main bathroom, fitted with a bath, WC and wash basin. Completing the accommodation is a single bedroom, currently used as a bedroom but equally suitable as a study, home office or hobby room.



Ground Floor
106.6 sq.m. (1148 sq.ft.) approx.



TOTAL FLOOR AREA : 106.6 sq.m. (1148 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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