



## 16 Staddons View, Bovey Tracey - TQ13 9HW

£360,000 Freehold

A well-presented three bedroom, detached Bungalow situated on an elevated plot with countryside views, front and rear gardens, a single garage and driveway parking.

### Contact Us...

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 50 Fore Street  
Bovey Tracey TQ13 9AE

### USEFUL INFORMATION:

Heating: Gas central heating (4-5 years old)

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: C (£2352.93 pa 2026/27)

EPC Rating: D

Tenure: Freehold

### ROOM MEASUREMENTS:

Lounge/Dining Room: 5.19m x 3.39m (17'10" x 11'1")

Kitchen: 2.72m x 2.65m (8'11" x 8'8")

Bedroom: 4m x 2.72m (13'2" x 8'11")

Bedroom: 3.39m x 3.04m (11'1" x 10'0")

Bedroom: 2.72m x 2.07m (8'11" x 6'9")

Garage: 4.90m x 2.48m (16'1" x 8'2")

### AGENTS INSIGHT:

"This delightful bungalow is situated on an elevated plot so the views from the front and rear gardens are something quite special. It has a garage, plenty of parking on the driveway."



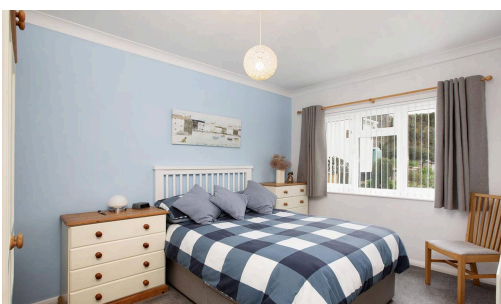
### STEP OUTSIDE:

A driveway provides access to a single garage located at the side of the property, fitted with an up-and-over door and power supply. The front garden is predominantly laid to lawn and attractively planted with a variety of shrubs, plants and flower beds. Gated side access leads through to the rear garden, which gently slopes from left to right. This mature garden is mainly laid to lawn and features well-stocked borders with plants, shrubs and flower beds, offering year-round colour. A decked seating area, added by the current owner, is accessed directly from the rear patio door. A few steps to the left lead up to a raised paved seating area, creating a perfect spot to relax and enjoy views across to the surrounding countryside.



### LOCATION:

This detached bungalow is ideally located on an elevated position in Bovey Tracey. Known as the "Gateway to the Moors", this bustling town 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 hour's driving distance.





#### STEP INSIDE:

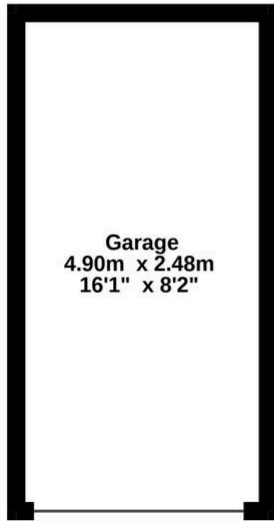
The front door is positioned to the side of the property and is accessed via a practical porch area. From here, the entrance hall leads into the kitchen, which is well-equipped with a range of fitted cupboards, space for a washing machine and fridge/freezer, and a freestanding electric cooker which will remain for the new owner. A wall-mounted gas boiler is also located here.

The living room benefits from dual-aspect windows, allowing for an abundance of natural light and enjoying attractive countryside views. A modern electric fire is inset within the fireplace, which offers potential to be opened up to accommodate a wood-burning stove if desired.

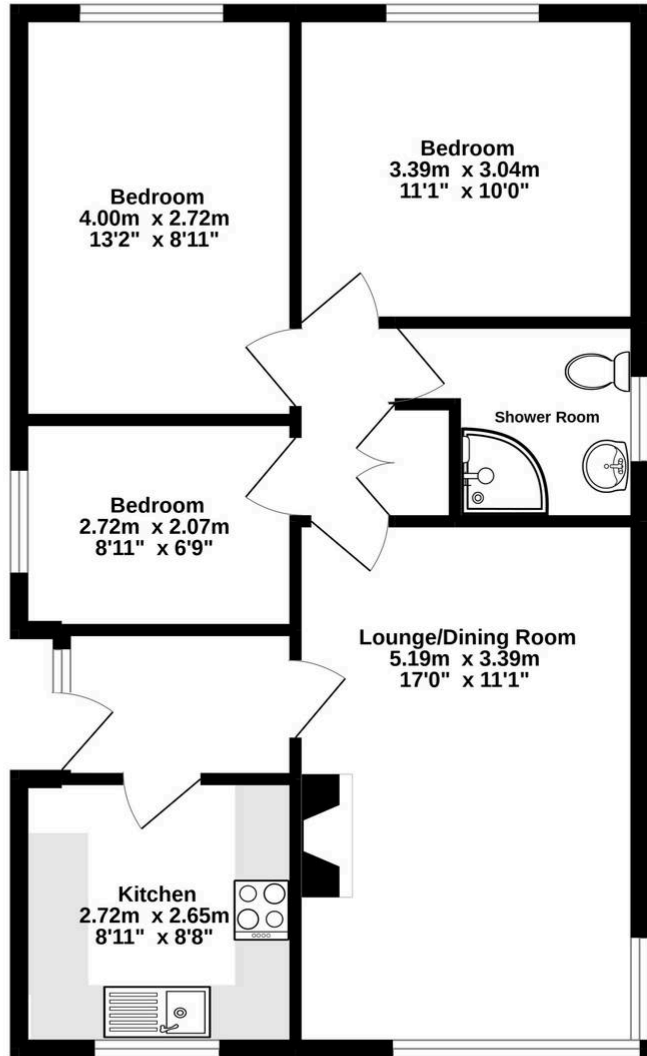
An internal door leads to an inner hall, where there is an airing cupboard housing the hot water tank, along with access to the loft space. There are two double bedrooms overlooking the rear garden—one of which features a door opening onto a decked seating area—as well as a further single bedroom. The shower room is fitted with a contemporary white suite comprising a WC, wash basin, and a shower cubicle with mains-fed shower.



Garage  
12.2 sq.m. (131 sq.ft.) approx.



Ground Floor  
61.0 sq.m. (656 sq.ft.) approx.



**TOTAL FLOOR AREA : 73.1 sq.m. (787 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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