



A well-proportioned three-bedroom home offering a spacious living room, kitchen/dining room and family bathroom. Outside, the property benefits from front and rear gardens, off-road parking and an attached garage, making it an ideal family home. NO ONWARD CHAIN.

2 Kiln Road | Bovey Tracey | TQ13 9YJ

complete.

thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

794 sq ft



LOCATION

Bovey Tracey



AGE

1980s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

64 D



COUNCIL TAX BAND

D



in a nutshell...

- Three bedrooms
- Spacious living room
- Kitchen/Diner
- Family Bathroom
- Enclosed rear garden
- Lawned front garden
- Garage & Driveway
- Ideal family home
- Bovey Tracey
- NO ONWARD CHAIN



the details...

The front door opens into an entrance hall, with stairs rising to the first floor and access into the spacious living room. This welcoming reception space features a fireplace, built-in storage beneath the stairs and a window allowing plenty of natural light. From the living room, accommodation continues into the kitchen/dining room at the rear. The kitchen is fitted with a range of wall and base units, work surfaces, integrated cooking appliances and space for further appliances. A dedicated dining area provides ample room for a table and chairs, while a door opens directly onto the rear garden.

Upstairs, the landing leads to three bedrooms, the family bathroom and a useful storage cupboard. The main bedroom is a well-proportioned double with ample space for freestanding furniture, complemented by a second good-sized bedroom. The third bedroom provides a versatile space that could equally suit a single bedroom, nursery or home office. The family bathroom comprises a white suite with a bath and shower over, wash hand basin and WC, together with a window for natural light and ventilation.

Outside, the property is set behind a lawned front garden with a pathway to the entrance. A driveway extends alongside the house, offering off-road parking and access to the attached garage. The enclosed rear garden is mainly laid to lawn and incorporates a paved patio and pathway, creating space for outdoor seating and entertaining. Fencing, mature trees and established shrubs provide attractive greenery and a degree of screening.

**Approximate Gross Internal Area 794 sq ft - 74 sq m
(Excluding Garage)**

Ground Floor Area 397 sq ft – 37 sq m

First Floor Area 397 sq ft – 37 sq m

Garage Area 170 sq ft – 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd assures the highest level of accuracy, measurements of floors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway.

Shopping

Late night pint of milk: Asda Petrol Station 0.5 mile

Town centre: Bovey Tracey 1.2 miles

Supermarket: Lidl 1.1 miles

Newton Abbot: 5.6 miles

Exeter: 16.6 miles

Relaxing

Beach: Teignmouth 11.7 miles

Park, swimming pool, cricket, cycle route: 0.8 mile

Stover Golf Club: 2.4 miles

Travel

Bus stop: Pottery Road 0.2 mile

Train station: Newton Abbot 5.9 miles

Main travel link: A38 2 miles

Airport: Exeter 19.7 miles

Schools

Bovey Tracey Primary School: 1.8 miles

Stover School: 3.2 miles

South Dartmoor Community College: (school bus) 6.9 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9YJ

how to get there...

From the A38 take the Drum Bridges turnoff and follow the signs to Bovey Tracey. At the first roundabout, just past the garage, take the first exit into Pottery Road. Continue on this road and take the turning on the right into Kiln Road. The property can be found on your right before the turning into Kiln Close.

Need a more complete picture? Get in touch with your local branch...

Tel **01626 832 300**
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