



Enjoying a peaceful position this detached family home is generously proportioned and combines spacious modern living with beautiful countryside views. Thoughtfully designed and well-presented throughout, the property boasts a bespoke kitchen/dining room, utility room, four generous bedrooms, en-suite shower room, double garage and EV charging point. To the rear, a beautiful enclosed rear garden backs onto rolling fields.

40 Southbrook Road | Bovey Tracey | TQ13 9YZ

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,312 sq ft



LOCATION

Bovey Tracey



AGE

2000



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Double Garage, Off Road
Parking, EV Charging



OUTSIDE SPACE

Garden



EPC RATING

67 D



COUNCIL TAX BAND

E



in a nutshell...

- Detached Family Home
- Dual Aspect Lounge
- Bespoke Fitted Kitchen Diner
- Utility Room
- Four Bedrooms
- Principle En-Suite Shower Room
- Modern Fitted Family Bathroom
- Double Garage & EV Charger
- Beautiful Gardens
- Countryside Views





the details...

The property is entered via a welcoming entrance hall with stairs rising to the first floor and access to the principal ground floor accommodation. A useful ground floor cloakroom is conveniently positioned off the hallway. To the front of the property is a spacious dual aspect living room, a light and inviting reception room centred around an attractive feature fireplace. French doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor space.

A particular feature of the home is the superb open-plan kitchen and dining room, thoughtfully designed to create a fantastic space for modern family living and entertaining. The dining area offers ample space for a large table and seating, enjoying a pleasant outlook over the garden with French doors providing direct access to the patio. The bespoke kitchen has been individually designed to maximise both storage and functionality, featuring a comprehensive range of contemporary shaker-style wall and base units complemented by contrasting work surfaces and stylish splashbacks. Integrated appliances include a dishwasher, full-height fridge, full-height freezer and space for a free-standing Range Master. The open-plan layout ensures the kitchen remains connected to the dining area, creating a sociable and welcoming heart to the home. Leading from the kitchen is a useful utility room providing additional storage, laundry appliances and direct access to the gardens.

The first-floor landing provides access to four well-proportioned bedrooms and beautiful family bathroom. The principal bedroom is a particularly generous double room enjoying attractive views towards the surrounding countryside. A standout feature of the room is the extensive range of fitted wardrobes spanning almost the entire length of one wall, providing exceptional storage whilst maintaining a light and spacious feel. The room is further enhanced by a modern en-suite shower room comprising a walk-in shower enclosure, WC, wash hand basin and heated towel rail.

The remaining three bedrooms are all well-proportioned and offer flexible accommodation to suit a variety of needs, whether as children's bedrooms, guest rooms or a dedicated home office. Serving these rooms is a beautifully appointed family bathroom, thoughtfully updated in a contemporary style. The suite comprises a panelled bath with rainfall shower over, vanity wash hand basin with storage beneath, WC and heated towel rail. Finished with stylish marble-effect wall panelling and modern fittings throughout, the bathroom provides a luxurious space in which to relax and unwind.



Occupying an exceptional plot, the property enjoys a wonderful position with attractive countryside views and generous outdoor space. To the front, a substantial driveway provides off-road parking for three vehicles. The double garage benefits from an electric up-and-over door, power, lighting and a fitted EV charging point. The rear garden is a particular feature of the property, enjoying a sunny aspect and a delightful outlook across neighbouring fields and rolling countryside beyond. Designed with ease of maintenance in mind, the garden is predominantly laid to lawn and complemented by an extensive patio terrace, creating the perfect space for outdoor dining, entertaining or simply relaxing whilst taking in the views. Mature planting, established borders and a charming seating area at the far end of the garden further enhance the sense of privacy and tranquillity. The combination of the accommodation, exceptional plot, double garage, EV charging point and beautiful countryside views creates a wonderful family home, perfectly positioned to enjoy the very best of Bovey Tracey living.



**Approximate Gross Internal Area 1312 sq ft - 122 sq m
(Excluding Garage)**

Ground Floor Area 700 sq ft – 65 sq m

First Floor Area 612 sq ft – 57q m

Garage Area 276 sq ft – 26 sq m



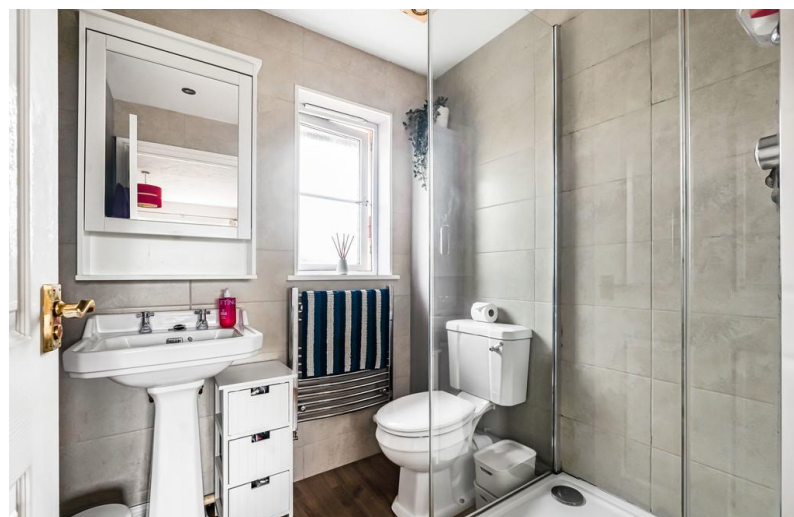
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the location...

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, all a short walk. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor just a 10 minute drive 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, which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Tesco Express: 0.3 mile

Town centre: Bovey Tracey: 0.3 mile

Supermarket: Lidl 1.2 miles

Exeter: 15.5 miles

Relaxing

Beach: Teignmouth 11.2 miles

Park: Mill Marsh Park 0.4 mile

Swimming pool: 0.8 mile

Bovey Tracey Golf Centre: 0.9 mile

Travel

Bus stop: Tesco Express Bus Stop (Stop B): 0.3 mile

Train station: Newton Abbot 6.8 miles

Main travel link: A38 2.8 miles

Airport: Exeter 18.7 miles

Schools

Bovey Tracey Primary School: 0.2 mile

South Dartmoor Community College: 8.5 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9YZ

how to get there...

From the A38, take the Drumbridges exit and follow the signs for Bovey Tracey. At the first roundabout, take the second exit signposted for Moretonhampstead. Continue to the second roundabout and again take the second exit towards Lustleigh/Moretonhampstead. Take the first right onto Moretonhampstead Road, follow this road and turn right into Crokers Meadow. Cross straight over to Bonds Meadow, take the first right on to Southbrook Road, follow the road up and take the right turn, where the property can be found.





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

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