



23 Indio Road, Bovey Tracey - TQ13 9BT

£480,000 Freehold

Beautifully presented semi-detached home located in the heart of Bovey Tracey, offering 3 double bedrooms, open-plan living with separate lounge, a picturesque garden, garage & driveway. CHAIN FREE

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STEP INSIDE:

As you enter you are welcomed into the entrance hall, this immediately sets the tone for this beautifully presented home. Bright and airy, it provides ample space for coats and shoes while offering access to all the principal living areas. To the right is a convenient ground floor cloakroom, fitted with a WC and wash hand basin, with a window allowing for plenty of natural light. To the left, a glazed door opens into the elegant living room. This generously proportioned space offers ample room for a range of furnishings and is centred around the stunning countryside views to the front. Double glazed doors connect seamlessly to the kitchen/dining room, creating an excellent flow for both everyday family life and entertaining. Straight ahead from the hallway, another glazed door opens into the heart of the home – a superb open-plan living space. To the right is a useful office area, ideal for those working from home or equally suited as a hobby or study space. Three steps lead down into the impressive kitchen/dining room. The contemporary kitchen is fitted with an excellent range of cream gloss units and integrated appliances including a double oven, hob, microwave, fridge/freezer and dishwasher. A beautiful central island provides seating for three, creating the perfect place for casual dining or socialising while overlooking the rear garden. The dining area sits alongside the kitchen and comfortably accommodates a family dining table. Patio doors open directly onto the garden, effortlessly blending indoor and outdoor living during the warmer months.

Just off the kitchen is a spacious utility room, providing space for a washing machine and tumble dryer while also housing the property's boiler. With direct access to the rear garden, it offers the perfect practical entrance for muddy boots, wet dogs and everyday family life. A further door leads into the integral garage, which benefits from power and lighting, an automatic roller door and level access via a ramp rather than a step. The impressive accommodation continues upstairs with a spacious landing giving access to all bedrooms. The first bedroom is a generous double, currently arranged with two single beds alongside additional furniture, demonstrating the excellent proportions of the room. A large window allows natural light to flood in. Next is the family bathroom, fitted with a WC, wash hand basin and a P-shaped bath with shower over. The second double bedroom is another spacious room featuring built-in sliding wardrobes and a large window framing the beautiful countryside views to the front. Completing the accommodation is the superb principal bedroom. This impressive room is a spacious and light-filled retreat, offering ample room for a super king-size bed and additional furniture. Featuring built-in sliding wardrobes, and a peaceful outlook, this beautifully presented room provides the perfect space to relax and unwind. Just off the master bedroom is the En-suite which is fitted with a WC, wash hand basin and shower cubicle.

ROOM MEASUREMENTS:

Lounge: 21'4" x 15'1" (6.50m x 4.60m)

Kitchen/Dining Room: 22'5" x 12'4" (6.82m x 3.77m)

Utility Room: 9'5" x 7'1" (2.88m x 2.15m)

Bedroom: 18'6" x 14'3" (5.63m x 4.34m)

En-suite: 6'8" x 5'8" (2.04m x 1.73m)

Bedroom: 13'1" x 12'4" (4.00m x 3.75m)

Bedroom: 13'1" x 10'10" (4.00m x 3.30m)

Bathroom: 7'10" x 5'7" (2.40m x 1.70m)

Garage: 14'5" x 9'10" (4.40m x 3.00m)

USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: C

Council Tax Band: E (£3235.28 pa 2026/27)

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

PLEASE NOTE: The property is awaiting probate.

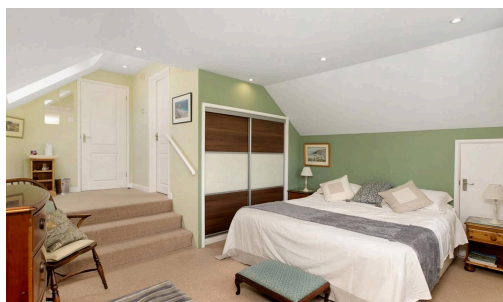
AGENTS INSIGHT:

"This beautifully presented family home offers stunning countryside views, spacious open-plan living and a wonderfully landscaped garden, all within easy reach of Bovey Tracey's amenities. It is a must see property!"



STEP OUTSIDE:

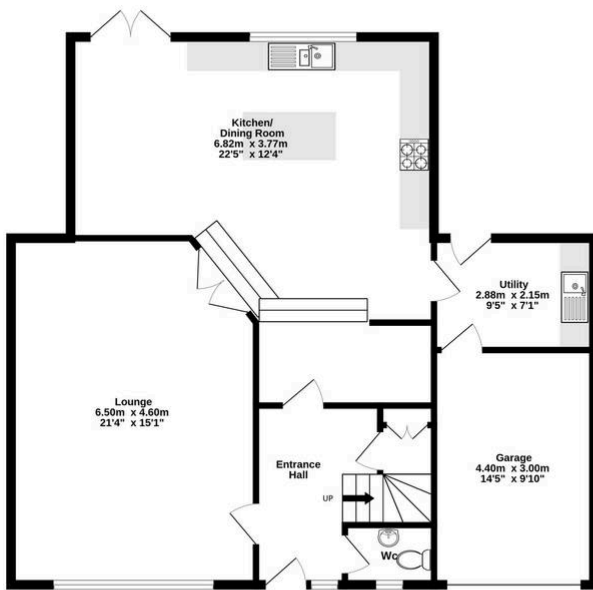
Approaching the property, you are welcomed by an attractive stone wall frontage and a driveway providing off-road parking for two vehicles. A neatly maintained front garden with established hedging adds kerb appeal, while steps lead up to the front entrance. The rear garden is a true highlight of the home. Stepping out from the kitchen/dining room, you are greeted by a generous patio that extends across the rear of the property and continues around part of the side, offering plenty of space for outdoor dining, entertaining and relaxing. An electric awning provides welcome shade during the warmer months, allowing the patio to be enjoyed throughout the day. Beyond the patio, the garden is predominantly laid to lawn and beautifully bordered with mature shrubs and colourful flower beds, creating a private and attractive setting. A paved pathway leads to the garden shed at the far end, providing excellent storage for gardening equipment and outdoor essentials.



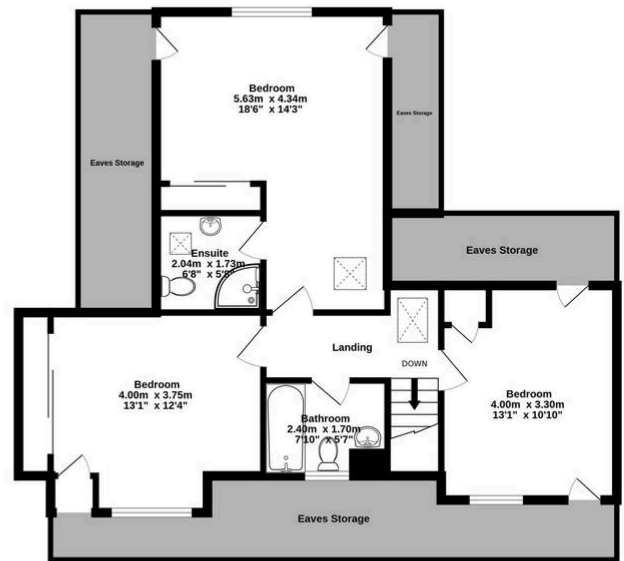
LOCATION:

This property is situated in a quiet cul-de-sac location within easy walking distance to the town centre and the National Trust - Parke. 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, a sports field/tennis courts, a whisky distillery and art galleries plus the many cycle routes including Newton Abbot, Lustleigh and Moretonhampstead. 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 30 mins driving distance.

Ground Floor
96.8 sq.m. (1042 sq.ft.) approx.



1st Floor
64.3 sq.m. (692 sq.ft.) approx.



TOTAL FLOOR AREA : 161.0 sq.m. (1733 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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