

CHRISTOPHER SCALES

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Sett Close, Bovey Tracey

£260,000

In a tucked away cul-de-sac position, this beautifully presented two-bedroom semi-detached house offers contemporary living with the added convenience of driveway parking and a single garage.

Upon entering the property, you are greeted by an inviting entrance hall that leads through to the bright and airy open-plan sitting room and kitchen/diner. From here double doors open on to the south facing rear garden which offers a low maintenance space with a fair degree of seclusion, rear access in to the garage and a timber built garden store with insulation, light and power. On the first-floor, the landing provides access to two bedrooms and a modern bathroom/WC. The property benefits from gas central heating and double glazing throughout.

This home is ideally situated for easy access to the amenities of the town, which are on a level walk and an internal viewing is highly recommended to fully appreciate the quality and convenient lifestyle this lovely home has to offer.

THE ACCOMMODATION COMPRISES, Canopied entrance with light point and UPVC double glazed door to:

ENTRANCE HALL Inset spotlight, smoke detector, UPVC double glazed window to side aspect, cupboard housing the consumer unit, radiator, stairs with handrail to first floor, opening to:

OPEN PLAN SITTING ROOM/KITCHEN DINER

SITTING ROOM - 4.17m x 3.02m (13'8" x 9'11") Directional spotlights, UPVC double glazed window to front aspect, radiator with thermostat control, TV connection point, under stairs storage cupboard, opening to:

KITCHEN/DINER - 4.04m x 2.46m (13'3" x 8'1") Directional spotlights, UPVC double glazed window to rear aspect, double doors opening onto the rear garden, storage cupboard. Fitted kitchen comprising a range of base and drawer unit units with work surfaces over, inset sink and drainer with mixer tap over, space for electric cooker with extractor over, space for upright fridge freezer and microwave, wall cabinets, wall mounted boiler, intergal dishwasher.

FIRST FLOOR LANDING Textured ceiling with inset spotlight, smoke detector, hatch to loft space, UPVC double glazed window to side, radiator with thermostat control, doors to:

BEDROOM ONE - 3.66m x 3.05m Max (12' x 10' Max) Textured ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, fitted bedroom furniture comprising wardrobes and over head storage. Built-in wardrobe with hanging rails, over stairs storage.

BEDROOM TWO - 3.05m x 2.06m (10' x 6'9") Textured ceiling with directional spotlights, UPVC double glazed window to rear aspect, radiator with thermostat control.





BATHROOM/WC - 1.93m x 1.88m (6'4" x 6'2") Textured ceiling with light point, extractor fan, UPVC double glazed window. Comprising panelled bath with electric shower over and glazed screen, pedestal wash hand basin with tiled splashback, WC, radiator with thermostat control, shaver socket.

OUTSIDE

FRONT At the front of the property is a gravelled garden, enclosed by low level timber sleeper wall and with a pathway leading to the front door. To the side is a driveway providing off road parking and leading to the attached single garage.

REAR At the rear of the property is an enclosed garden offering a good degree of seclusion. Accessed from the dining area onto a raised patio the garden has a sunny, southerly aspect with the remainder of the garden laid to gravel chippings and with artificial grass, enclosed by timber fence. Outside tap, outside light. Rear access to the garage. There is also a large storage shed measuring 15' X 7'5" with light and power.

ATTACHED SINGLE GARAGE - 5.13m x 2.59m (16'10" x 8'6") Metal up and over door, light points, power points, eaves storage, space and plumbing for washing machine with tumble dryer over, rear door leading into the garden.

USEFUL INFORMATION

Tenure – Freehold

Age - 2000

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

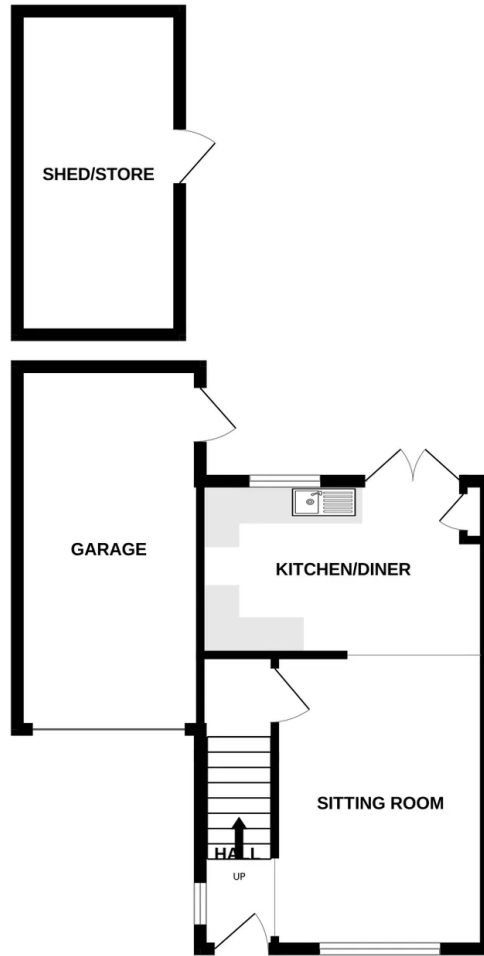
EPC Rating - D/65 potential - B/88

Broadband - Ultrafast Full Fibre

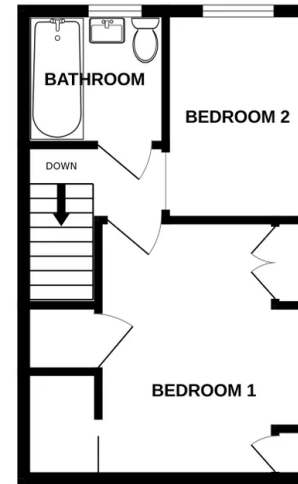
Mobile - To be confirmed



GROUND FLOOR



1ST FLOOR



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 errors, 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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