



A three-bedroom detached home, positioned on a corner plot, offering well-balanced living space, including a bright living room, spacious kitchen/dining room with garden access, modern bathroom, private driveway, detached garage and enclosed rear garden. Conveniently located and offered to the market with no onward chain.

31 Kiln Road | Bovey Tracey | TQ13 9YJ

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

907 sq ft



LOCATION

Bovey Tracey



AGE

1995



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

66 D



COUNCIL TAX BAND

D



in a nutshell...

- Three-bedroom detached family home
- Bright living room
- Spacious kitchen/dining room with garden access
- Ground floor cloakroom and under-stairs storage
- Two generous double bedrooms and a well-sized single
- Modern family bathroom
- Private driveway and Detached garage
- Enclosed, low-maintenance rear garden
- NO ONWARD CHAIN
- Bovey Tracey





the details...

The ground floor provides well-balanced, modern living accommodation, perfectly suited to both day-to-day family life and entertaining. The property is accessed via a welcoming hallway, which leads to a convenient cloakroom and useful under-stairs storage. To the front, a bright and comfortable living room features a bay window and an attractive fireplace, creating a cosy focal point. To the rear, the home opens into a spacious kitchen/dining room, forming the heart of the property. The kitchen is fitted with a comprehensive range of wall and base units, generous worktop space, and integrated cooking appliances, with additional space for white goods. The dining area comfortably accommodates a family-sized table and benefits from sliding patio doors opening onto the rear garden, allowing for excellent natural light and a seamless connection between indoor and outdoor spaces. Overall, the ground floor offers a practical yet sociable layout, with clearly defined living and dining areas.

Upstairs, the first floor offers well-proportioned and neatly presented accommodation, ideal for family living. The landing provides access to all rooms. There are three bedrooms, including two spacious doubles and a well-sized single. The principal bedroom is bright and comfortable, with ample space for freestanding furniture, while the second bedroom is similarly generous in size. The third bedroom includes built-in storage and offers flexibility for use as a child's room, home office, or study. The accommodation is completed by a modern family bathroom, fitted with a bath with shower over, wash hand basin, and WC, all presented in a clean and contemporary style.

Externally, the property enjoys an attractive setting with excellent kerb appeal. To the front, a private driveway provides off-road parking and leads to a detached garage, offering further parking or storage options. The frontage is neatly presented, creating a welcoming first impression. To the rear, there is a generous, enclosed garden, predominantly laid to patio for ease of maintenance, making it ideal for outdoor dining and entertaining. The garden is bordered by mature shrubs and planting, providing a good degree of privacy, and benefits from side access for added convenience.

The property is offered to the market with no onward chain, presenting an excellent opportunity for buyers seeking a straightforward purchase.

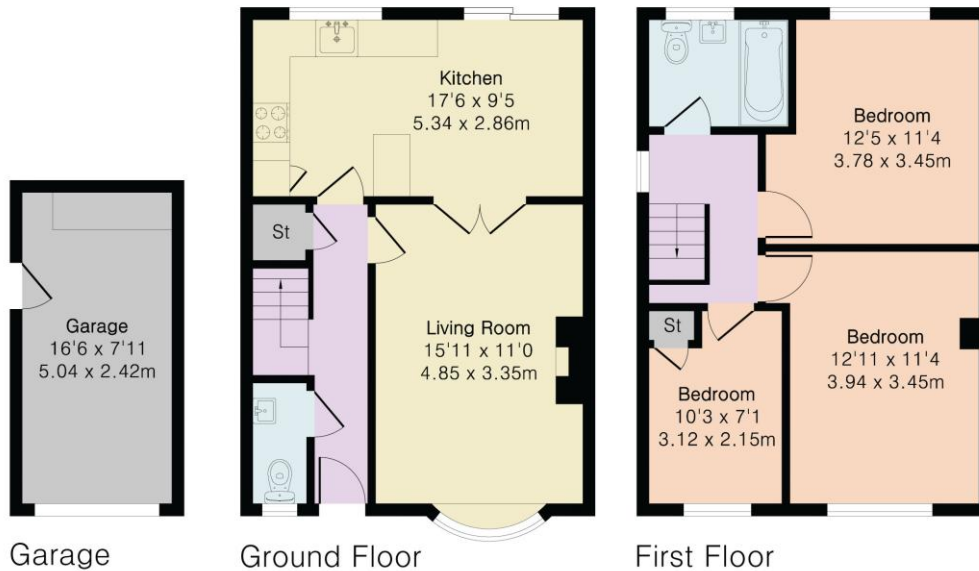


**Approximate Gross Internal Area 907 sq ft - 84 sq m
(Excluding Garage)**

Ground Floor Area 456 sq ft – 42 sq m

First Floor Area 451 sq ft – 42 sq m

Garage Area 131 sq ft – 12 sq m



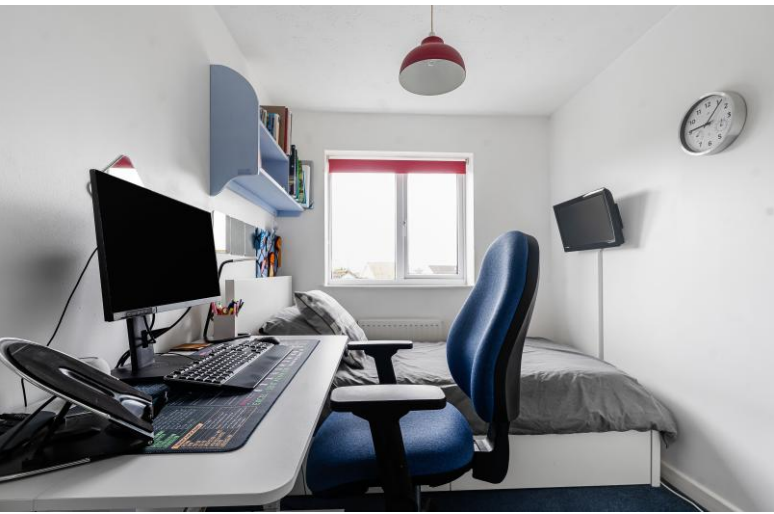
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the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches.

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. Follow the road to the end of the cul-de-sac and where the property can be found.





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

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