



A well-presented three-bedroom family home situated within a popular modern development. Offering a contemporary kitchen, spacious living/dining room with French doors to the rear garden, downstairs cloakroom, modern family bathroom, enclosed rear garden and two allocated parking spaces, this property is ideal for first-time buyers and families alike.

20 Mountford Drive | Bovey Tracey | TQ13 9GJ

complete.

thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

804 sq ft



LOCATION

Bovey Tracey



AGE

2016



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

83 B



COUNCIL TAX BAND

C



in a nutshell...

- Three-bedroom family home
- Spacious living/dining room
- Modern fitted kitchen
- Downstairs cloakroom/WC
- Contemporary family bathroom
- Principal bedroom with fitted wardrobes
- Enclosed rear garden
- Two allocated parking spaces
- Level walk into Town
- Bovey Tracey



the details...

Entering the property, the entrance hall provides access to the cloakroom/WC and stairs to the first floor. The modern kitchen is positioned at the front of the property and features a range of high-gloss wall and base units with contrasting work surfaces. Integrated appliances include a fridge/freezer, oven and hob, alongside space for a washing machine. A front-facing window provides plenty of natural light. To the rear, the spacious living/dining room offers a versatile space for everyday living and entertaining. French doors open directly onto the rear garden, while a built-in storage cupboard adds practicality.

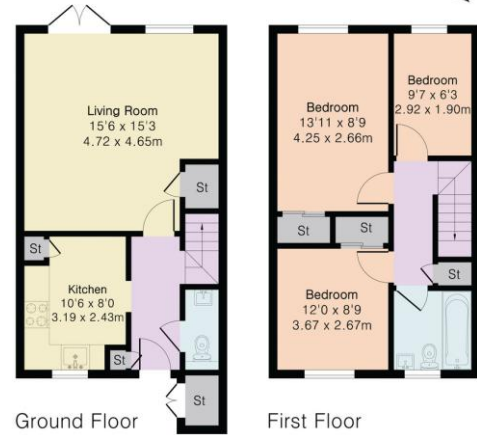
The first-floor landing leads to three bedrooms, the family bathroom and a storage cupboard. The principal bedroom is a generous double room with fitted mirrored wardrobes. Bedroom two is a further double room to the front aspect, while bedroom three overlooks the rear garden and would make an ideal child's bedroom, nursery or home office. The family bathroom is fitted with a modern white suite comprising a bath with shower over, wash hand basin and concealed cistern WC, complemented by contemporary tiling.

Externally, the property benefits from a covered entrance porch with a useful storage cupboard. The enclosed rear garden features a paved patio and lawn, with gated rear access. The property also benefits from two allocated parking spaces to the rear of the property.

Approximate Gross Internal Area 804 sq ft - 74 sq m

Ground Floor Area 402 sq ft - 37 sq m

First Floor Area 402 sq ft - 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures 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 icons is for initial guidance only and should not be relied on as a basis of valuation.

complete.



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 linking the Cities of Exeter and Plymouth.

Shopping

Late night pint of milk: Tesco Express 1 mile
Supermarket: Lidl 1.6 miles
Town centre: Bovey Tracey 1 mile
Newton Abbot: 6.3 miles Exeter: 14.2 miles

Relaxing

Beach: Teignmouth 10 miles
Haytor Rocks: 5 miles
Bovey Tracey Golf Centre: 1.8 miles
Playpark: 0.1 mile

Travel

Bus stop: Bradley Road 0.3 mile
Train station: Newton Abbot 6.4 miles
Main travel link: A38 Drumbridges 2.2 miles
Airport: Exeter 17.7 miles

Schools

Bovey Tracey Primary School: 1.1 miles
South Dartmoor College 8.2 miles School bus
Stover School: 3.9 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9GJ

how to get there...

From the Complete Office in Bovey Tracey turn into Le Molay-Littry Way and continue on the road, taking the 9th turning on the left into Centenary Way. Follow the road around to the right, then second left into Mountford Drive. Keep on the road, bearing left around the corner, the property can be found on the right hand side.

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

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