



Tucked away on a private road just a level walk from Bovey Tracey town centre, this beautifully renovated detached home offers stylish, move-in-ready accommodation with three generous double bedrooms, including driveway parking, integral garage, a luxurious principal suite and a wonderfully private, low-maintenance garden.

St Clements | Bovey Tracey | TQ13 9BQ





PROPERTY TYPE

Detached House



SIZE

1,236 sq ft



LOCATION

Bovey Tracey



AGE

1980's



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Rear Garden



EPC RATING

72C



COUNCIL TAX BAND

E



in a nutshell...

- Detached Family Home
- Living Room
- Modern Fitted Kitchen
- Cloakroom with WC
- Immaculately Presented Throughout
- Three Double Bedrooms
- Principle En-Suite
- Family Bathroom
- Integral Garage and Driveway
- Private & Enclosed Rear Garden





the details...

A welcoming entrance hall sets the tone for the accommodation, providing a bright and spacious first impression with stairs rising to the first floor, useful understairs storage and access to the principal ground floor rooms.

Positioned to the rear of the property is a beautifully presented dual-aspect sitting room, flooded with natural light and offering an excellent space for both relaxing and entertaining. Generous in size, the room comfortably accommodates both seating and dining areas, creating a wonderfully sociable living environment. Sliding doors open into the adjoining porch, seamlessly extending the living space with the outdoors. The contemporary kitchen has been thoughtfully refitted by the current owners and is finished to an excellent standard. Fitted with a comprehensive range of sleek wall and base units, complemented by generous work surfaces and integrated appliances, it offers both style and practicality. Completing the ground floor is a modern cloakroom together with internal access to the garage, which provides excellent storage and utility potential.

The first floor continues the excellent standard found throughout the home. A spacious landing provides access to three generously proportioned double bedrooms and the beautifully presented family bathroom. Originally designed as a four-bedroom home, the current owners have thoughtfully reconfigured the layout to create a truly impressive principal bedroom suite. Exceptionally spacious and flooded with natural light, this luxurious retreat offers an abundance of space for freestanding furniture, complemented by fitted wardrobes and a contemporary en-suite shower room. It is a wonderful room that adds a real sense of luxury to the home. The remaining two bedrooms are both comfortable doubles, making them ideal for children, guests or those working from home. Each room is beautifully presented. Completing the first floor is a stylish family bathroom, fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and WC, finished in a timeless and neutral style.

Externally, to the front, an extended block-paved driveway provides off-road parking and leads to the integral garage, which benefits from an electric roller door, power, light, EV charger and roof storage. To the rear, the enclosed garden has been thoughtfully designed to create a wonderfully private and low-maintenance outdoor space. The addition of a pergola creates an inviting outdoor dining space, allowing the garden to be enjoyed throughout the warmer months. Offering a good degree of privacy, the garden is perfectly suited to those seeking an attractive outdoor space without the upkeep associated with a larger plot.



**Approximate Gross Internal Area 1236 sq ft - 115 sq m
(Including Garage)**

Ground Floor Area 677 sq ft – 63 sq m

First Floor Area 559 sq ft – 52 sq m



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complete.

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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. The open spaces of Dartmoor are nearby 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 (approximately 11 miles), which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co Op 0.2 mile
Town centre: Bovey Tracey 0.6 mile
Supermarket: Lidl 0.4 miles
Exeter: 16.3 miles

Relaxing

Beach: Teignmouth 10.9 miles
Park: Marsh Mill Park & Country Walks: 0.1 mile
Dartmoor: Haytor Rock: 4 miles

Travel

Bus stop: (Newton Rd) approx. 30 ft
Train station: Newton Abbot 6 miles
Airport: Exeter 18 miles

Schools

Bovey Tracey Primary School: 0.4 mile
South Dartmoor Community College: 7.7 miles
Stover: 3.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9BQ

how to get there...

From the Complete office in Bovey Tracey, head down Station Road and take the left turn opposite the Dolphin Hotel onto Newton Road. Then take the second right onto Avenue Road at Cafe 360. The property is the first on your right.





Complete
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