

An attractive three-bedroom detached bungalow offering spacious accommodation, a modern kitchen/diner, welcoming lounge with wood-burning stove and principal bedroom with en-suite. Further benefits include two versatile loft rooms, a utility room, generous, enclosed gardens, ample driveway parking and an attached double garage with gym space.

12 Langaller Close | Bovey Tracey | TQ13 9EB

complete.

thoroughly good property agents

PROPERTY TYPE
Detached Chalet Bungalow

SIZE
1,651 sq ft

LOCATION
Bovey Tracey

AGE
1960s

BEDROOMS
3

RECEPTION ROOMS
2

BATHROOMS
2

WARMTH
Gas Central Heating

PARKING
Double Garage, Off Road Parking

OUTSIDE SPACE
Garden

EPC RATING
70 C

COUNCIL TAX BAND
E



In a nutshell…

- Attractive Three-Bedroom Detached Bungalow
- Spacious Kitchen/Diner
- Comfortable Lounge with Wood-Burning Stove
- Principal Bedroom with En-Suite Shower Room
- Two Additional Ground Floor Bedrooms
- Family Bathroom & Separate Utility Room
- Two Versatile First Floor Loft Rooms
- Generous Enclosed Rear Garden
- Attached Double Garage
- Sweeping Driveway Providing Ample Off-Road Parking









The details…

A welcoming entrance hall provides access to the ground floor accommodation, with a stylish open-tread staircase featuring wooden steps and black metal balustrades rising to the first floor. The spacious kitchen/diner features wood-effect wall and base units, contrasting work surfaces and tiled splashbacks. Appliances include a built-in double oven, gas hob with extractor, stainless-steel sink and appliance space. The dining area offers ample room for a family table, with recessed spotlights, wood-effect flooring and glazed double doors opening onto the rear garden. The inviting lounge features a wood-burning stove set within a tiled fireplace, creating an attractive focal point. A large front-facing window provides natural light, while soft green décor and fitted carpet complete the room. A practical utility room offers laundry space, fitted worktop, wall-mounted cupboards and external access to the garden.

The spacious principal bedroom features neutral décor, fitted carpet and a large window overlooking the rear garden. The en-suite comprises a glazed shower enclosure, wash hand basin and WC, complemented by tiled walls with mosaic detailing, contrasting flooring and a chrome heated towel rail. Two further well-proportioned bedrooms offer flexible accommodation, ideal for family members, guests or a home office. The family bathroom comprises a panelled bath with shower over, pedestal wash hand basin and WC, with decorative tiling, heated towel rail and rooflight.

The first floor offers two versatile loft rooms featuring sloping ceilings, neutral décor, fitted carpets, recessed spotlights and useful eaves storage. Both rooms benefit from Velux roof windows, providing natural light and creating bright, welcoming spaces suitable for hobbies, relaxation or home working. A separate WC and additional storage complete the floor.

The property enjoys an attractive position with a sweeping driveway providing ample off-road parking. A well-maintained front lawn with mature shrubs, established planting and an ornamental tree complements the cream rendered exterior. To the rear, a generous, enclosed and private garden is predominantly laid to lawn, edged by borders planted with a variety of mature shrubs and flowering plants. A paved seating area surrounded by colourful planting offers an ideal space for outdoor dining and relaxation. The garden also benefits from a second patio area at the opposite end, next to a substantial timber summer house (less than 3 years old) measuring 16 x 10 feet with light and mains power, providing a versatile space for hobbies, relaxation or potential use as a garden office. A pathway runs alongside the property, providing convenient access.

The substantial attached double garage comprises two separate areas, including a main garage accessed from the driveway, providing secure parking or useful storage, and an adjoining garage/gym, offering versatile space for hobbies, workshop activities or additional storage. A separate external WC adds further convenience and practicality.







The floorplan...

Approximate Gross Internal Area 1651 sq ft - 154 sq m
(Excluding Garage)
Ground Floor Area 1138 sq ft – 106 sq m
First Floor Area 513 sq ft – 48 sq m
Garage Area 479 sq ft – 44 sq m



PINKPLAN

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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. For those requiring more adventurous recreational pursuits 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 (approximately 5 miles) and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co-op 0.8 miles
Town centre: 1.2 miles
Supermarket: Co-op/Tesco Express 1 mile
Exeter: 13.3 miles

Relaxing

Beach: Teignmouth 10.3 miles
Parke, tennis courts, swimming pool: 0.8 miles
Haytor, Dartmoor: 3.6 miles
Stover Golf Club: 2.7 miles

Travel

Bus stop: 0.3 miles
Train station: Newton Abbot 6 miles
Main travel link: A38 2 miles
Airport: Exeter 19.2 miles

Please check Google maps for exact distances and travel times. Property postcode: TQ13 9EB

How to get there…

From the office in Bovey Tracey proceed down into Station Road and take the second turning on the left, opposite the Dolphin Hotel, into Newton Road. Take the 3rd turning on the right into Ashburton Road and continue to the crossroads. Turn right into Wallfield Road, then first left and left again into Langaller Close.









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Tel 01626 832 300
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

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