



A well-presented three-bedroom detached bungalow with bright dual aspect living/dining room, fitted kitchen and shower room. Generous gardens, ample driveway parking and garage complement the home, together with attractive far-reaching countryside views.

16 Staddons View | Bovey Tracey | TQ13 9HW





PROPERTY TYPE
Bungalow



SIZE
703 sq ft



LOCATION
Bovey Tracey



AGE
1970s



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
64 D



COUNCIL TAX BAND
C



in a nutshell...

- Three-bedroom detached bungalow
- Bright and spacious living/dining room
- Fitted kitchen
- Modern shower room
- Renovated throughout
- Generous rear garden
- Attractive front garden
- Garage & off-road driveway parking
- Far-reaching countryside views
- Bovey Tracey





the details...

From the front door, the property opens into a welcoming hallway, with the kitchen immediately to the right. The kitchen is fitted with a good range of wood-effect wall and base units, complemented by light worktops and tiled splashbacks. There is space for a freestanding cooker, washing machine and fridge freezer, along with a sink positioned beneath the window, bringing in plenty of natural light.

Continuing along the hallway leads into the bright and spacious living/dining room. This comfortable dual-purpose space provides room for both lounge and dining furniture, with a feature electric fireplace, this dual aspect room creates a particularly light and airy feel while enjoying pleasant views across the surrounding area.

From the hallway, there is access to all three bedrooms and the shower room. The principal bedroom is a bright and comfortable double room with a large window overlooking the garden, while the second bedroom, currently being used as a second reception room is another well-proportioned room enjoying direct access through glazed doors onto a decked area and the garden beyond. The third bedroom provides a useful single bedroom, home office or study.

The shower room is also accessed from the hallway and is fitted with a corner shower enclosure, pedestal wash basin and WC, with tiled walls and a window providing natural light and ventilation.

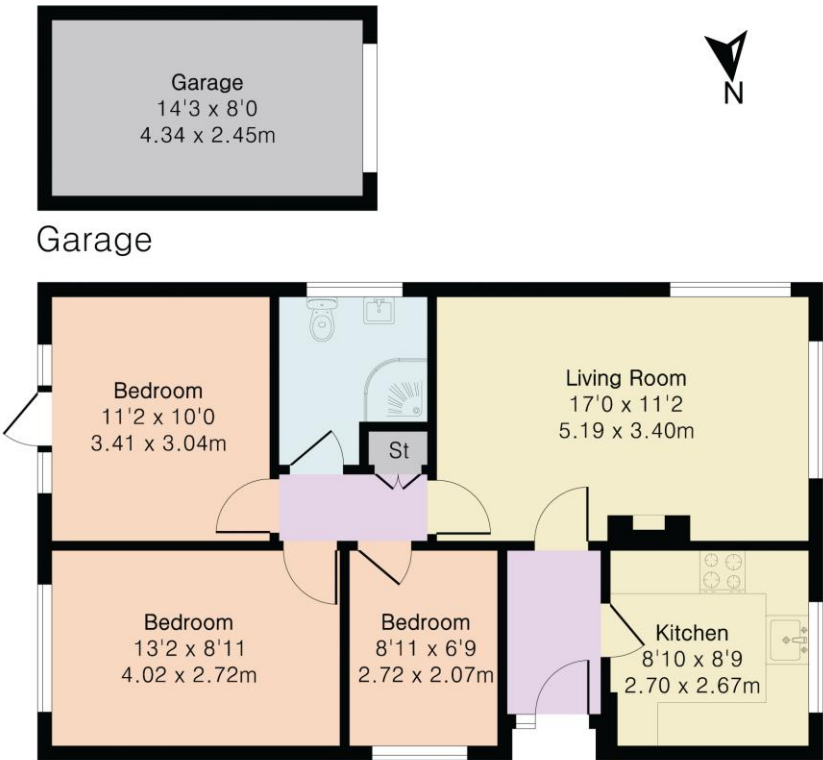
The property is approached via a private driveway providing ample off-road parking and leading to a single garage. To the front is an attractive garden laid mainly to lawn, complemented by established shrubs, planted borders and gravelled areas, with pleasant open views across the surrounding countryside.

To the rear, the generous garden offers a combination of lawn, mature planting and well-stocked borders, together with paved seating areas ideal for outdoor dining and relaxation. A small, decked area provides direct access from the property, while the elevated position of the garden enjoys far-reaching views over the surrounding area.



**Approximate Gross Internal Area 703 sq ft - 65 sq m
(Excluding Garage)**

Garage Area 114 sq ft – 11 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, all a short walk. 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 just a 10-minute drive 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, which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Tesco Express: 0.3 mile

Town centre: Bovey Tracey: 0.3 mile

Supermarket: Co-op 0.4 mile

Exeter: 15.5 miles

Relaxing

Beach: Teignmouth 11.2 miles

Park: Mill Marsh Park 0.4 mile

Swimming pool: 0.8 mile

Bovey Tracey Golf Centre: 0.9 mile

Travel

Bus stop: Tesco Express Bus Stop (Stop B): 0.3 mile

Train station: Newton Abbot 6.8 miles

Main travel link: A38 2.8 miles

Airport: Exeter 18.7 miles

Schools

Bovey Tracey Primary School: 0.2 mile

South Dartmoor Community College: 8.5 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9HW

how to get there...

From the office follow Fore Street through the town, when you get to the distillery turn left on to Mary Street. Take the second left turning on to Crockers Meadow. At the crossroads turn left on to Staddons View. The property can be found on the left hand side.





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