



An attractive and well-maintained two-bedroom coach house with parking and a private courtyard, ideally situated just off the centre of Bovey Tracey. This property offers level access to the town's amenities and is available for IMMEDIATE OCCUPATION WITH NO ONWARD CHAIN

10 Bowdens Close | Bovey Tracey | TQ13 9GT

complete.

thoroughly good property agents



PROPERTY TYPE
Coach House



SIZE
629 sq ft



LOCATION
Bovey Tracey



AGE
2000-2005



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Carport



OUTSIDE SPACE
Patio



EPC RATING
73 C



COUNCIL TAX BAND
B



in a nutshell...

- Living Room
- Kitchen
- 1 Double Bedroom
- Good Sized Single Bedroom
- Bathroom
- Undercover Parking Bay
- Courtyard Garden at Rear
- NO ONWARD CHAIN
- READY FOR IMMEDIATE OCCUPATION



the details...

Access is via a private vestibule with stairs leading to the first-floor landing, which connects to the main living areas. The dual-aspect living room is bright and welcoming, featuring windows to the front and side, and a charming Adam-style fireplace with a living flame electric fire-providing a cosy focal point.

The adjoining kitchen is fitted with a range of base and wall units, complemented by worktops and a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include an electric oven, gas hob with extractor fan, and there is space for a washing machine and under-counter fridge. The gas boiler is concealed within a wall-mounted cupboard, with an additional built-in cupboard offering extra storage.

The bathroom includes a pedestal basin, WC, and a panelled bath with both mixer tap and handheld shower. A separate electric shower is installed above, with a glazed screen, and a tall, wall-mounted heated towel rail completes the space. There are two bedrooms: a spacious double and a generously sized single.

Externally, the property benefits from a covered parking bay located beneath the home, which also includes a secure storage cupboard-ideal for garden furniture or tools. Beyond the parking area lies a private courtyard garden, offering potential for a lovely outdoor seating area.

Tenure: Freehold

Services: Mains Water, Drainage, Gas and Electricity

**Approximate Gross Internal Area 640 sq ft - 60 sq m
(Excluding Carport)**

Ground Floor Area 63 sq ft – 6 sq m

First Floor Area 577 sq ft – 54 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 doors, 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 icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

NO ONWARD CHAIN



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.

Shopping

Late night pint of milk: Co-op 0.2 mile

Town centre: Bovey Tracey 0.3 mile

Newton Abbot: 6 miles

Supermarket: Lidl 0.3 mile

Exeter: 16.3 miles

Relaxing

Beach: Teignmouth 11 miles

Park & swimming pool: 0.3 mile

Tennis courts, dog walk, cycle route: 0.3 mile

Stover Golf Club: 2.8 miles

Haytor, Dartmoor: 3.9 miles

Travel

Bus Stop: Station Road

Train station: Newton Abbot 6.2 miles

Main travel link: A38 2.6 miles

Airport: Exeter 19.9 miles

Schools

Bovey Tracey Primary School: 0.4 mile

South Dartmoor Community College: 7.9 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9GT

how to get there...

From the Complete Office in Bovey Tracey, turn down into Station Road and turn left opposite the Dolphin Hotel. Turn immediate right into Bowdens Close and continue to the end of the Close where the property can be found on the left hand side.



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