





9 High Close, Bovey Tracey - TQ13 9EX

£625,000 Freehold

Spacious four-bedroom family home with countryside views, versatile living space, double garage, private garden, ample parking, and excellent entertaining areas throughout.

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Contact Us...

01626 818094

boveysales@chamberlains.co

50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Hallway: 10’11” x 8’10” (3.32m x 2.70m)

Lounge/ Dining Room: 22’3” x 10’4” (6.79m x 5.59m)

WC: 9’10” x 2’11” (3.00m x 0.88m)

Kitchen: 16’2” x 9’10” (4.94m x 3.00m)

Study: 10’11” x 8’10” (3.32m x 2.70m)

Utility: 14’4” x 6’0” (4.38m x 1.84m)

Bedroom: 17’2” x 12’7” (5.24m x 3.84m)

En-suite: 7’7” × 5’2” (2.30m x 1.58m)

Bedroom: 12’8” x 11’1” (3.85m x 3.38m)

Bedroom: 10’0” x 9’8” (3.06m x 2.94m)

Bedroom: 8’7” x 6’6” (2.62m x 1.98m)

WC: 6’6” x 2’10” (1.98m x 0.86m)

Bathroom: 6’0” x 5’8” (1.83m x 1.72m)

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: F (£3823.52 2026/27)

EPC Rating: D

Local Authority: Teignbridge District Council

Services: Mains water, drainage & electricity.

Heating: Gas Central Heating.

Situated on **0.23 acre plot**

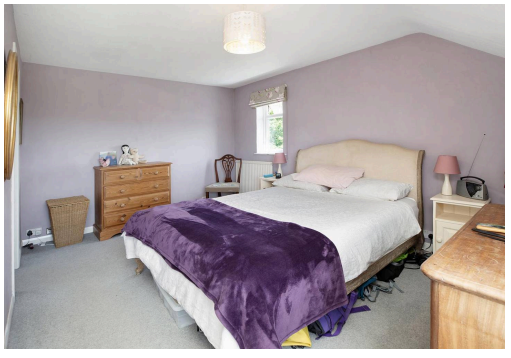
AGENTS INSIGHT:

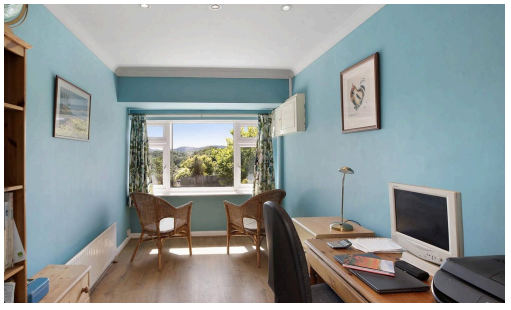
“Enjoying stunning countryside views and a wonderfully private rear garden, this spacious family home offers flexible living accommodation perfectly suited to modern family life. With generous reception spaces, versatile additional rooms, and ample parking alongside a double garage, the property combines practicality with a peaceful semi-rural setting.”



STEP OUTSIDE:

Stepping out from the utility room into the rear garden, a small set of steps then leads up to a spacious paved patio area, perfectly designed for outdoor dining and entertaining while enjoying stunning countryside views. The remainder of the rear garden is predominantly laid to lawn and enjoys a high degree of privacy, bordered by well-maintained hedges and mature trees. To the right-hand side of the property, is a highly convenient double garage, offering excellent storage. The garage further benefits from both a side access door and two front-facing garage doors for added practicality. At the end of the garden sits a useful storage shed, ideal for gardening equipment and outdoor storage, while an additional smaller shed positioned closer to the property is currently utilised for log storage. To the front of the property, there is ample driveway parking comfortably accommodating up to four vehicles, alongside an area of laid lawn.





LOCATION:

This beautiful detached home is located right near the heart of the town centre in Bovey Tracey. Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis courts. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within half an hours driving distance.

Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.



STEP INSIDE:

On entry through the front door, you are welcomed into a light-filled hallway, complete with a practical understairs storage cupboard and access to the living/dining room and kitchen. The living/ dining room is an impressive and generously proportioned focal point of the property, featuring a practical log burner and patio doors opening out onto the rear garden, allowing plenty of natural light to flood the space. Opposite the front door is a convenient downstairs clock room, comprising a wc and wash basin, while next to this is access into the kitchen. The kitchen is well-equipped with ample built-in oak units, a thoughtfully designed breakfast table, and oven/hob, making it both practical and sociable for everyday living. A doorway from the kitchen leads into an additional versatile room, which could be used as an office space, study, or hobby room. This room also benefits from a large window looking out from the front of the property giving impressive, far reaching countryside views. Completing the downstairs accommodation is a convenient utility room, housing the boiler and a door leading out to the rear garden.

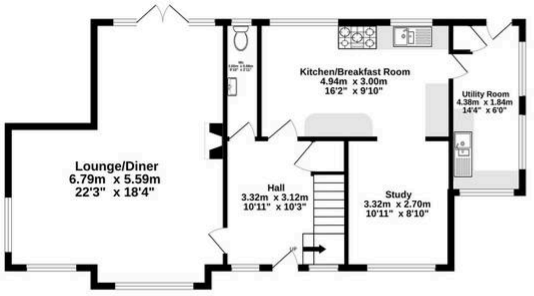
Upstairs, on the right-hand side, is the master bedroom, complete with a built-in wardrobe and a private ensuite. This room also enjoys dual aspect windows with attractive countryside views. The ensuite is fitted with a standalone shower unit, WC, and wash basin. Next to the master bedroom is a useful separate WC also complete with a toilet and wash basin. Further along the landing is the family bathroom, featuring a bath with an over-head shower, and wash basin. This room also houses an airing cupboard containing the water tank. Next is the second double bedroom, a generously proportioned room benefitting from a built-in wardrobe and dual aspect windows, allowing for an abundance of natural light throughout the day. Adjacent is another well-sized double bedroom, also complete with a built-in wardrobe, providing excellent storage space. Completing the upstairs is a fourth bedroom, ideal for use as a single bedroom, enjoying delightful views over the rear garden.





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Ground Floor
75.2 sq.m. (810 sq.ft.) approx.



1st Floor
60.0 sq.m. (646 sq.ft.) approx.



Garage
30.0 sq.m. (323 sq.ft.) approx.



TOTAL FLOOR AREA : 165.2 sq.m. (1779 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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