

for sale

guide price **£450,000**



## Marriott Way Bovey Tracey Newton Abbot TQ13 9RZ

\*Guide Price £450,000 - £475,000\* A beautifully presented four bedroom detached family home situated in a sought-after residential area of Bovey Tracey. Offering spacious modern living, an impressive kitchen/dining room, garage, driveway parking and a private rear garden.



# Marriott Way Bovey Tracey Newton Abbot TQ13 9RZ

## Front Of The Property

Driveway parking for approx 3/4 vehicles, electric charging point.

## Entrance Hallway

Spacious hallway with understairs storage cupboard, stairs to the first floor and a wall mounted radiator.

## Cloakroom

## Lounge

21' 3" x 12' 3" ( 6.48m x 3.73m )

Double glazed windows to the front and side of the property, patio doors leading out to the rear garden and a wall mounted radiator.

## Kitchen/Diner

21' 3" x 10' 4" ( 6.48m x 3.15m )

Double glazed windows to the front, side and rear of the property, wall and base units, one and a half bowl inset sink, induction hob with extractor over, integrated eye-level grill/oven, integrated dishwasher, integrated fridge/freezer, breakfast bar, space for dining table, wall mounted radiator and door leading to the utility room.

## Utility Room

Wall and base units, one bowl inset sink, plumbing for washing machine, wall mounted radiator and door to the rear garden.

## First Floor



Loft hatch and a wall mounted radiator.

### Bedroom One

11' 2" x 10' 9" ( 3.40m x 3.28m )

Double glazed window to the front of the property, built-in wardrobe with sliding mirror doors and a wall mounted radiator. Door to ensuite.

### Ensuite

Obscure double glazed window to the front of the property, shower, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

### Bedroom Two

11' 2" x 8' 2" ( 3.40m x 2.49m )

Double glazed window to the rear of the property and a wall mounted radiator.

### Bedroom Three

10' 6" x 9' 7" ( 3.20m x 2.92m )

Double glazed window to the front and side of the property and a wall mounted radiator.

### Bedroom Four

11' 4" x 10' 6" ( 3.45m x 3.20m )

Double glazed window to the rear of the property and a wall mounted radiator.

### Bathroom

Obscure double glazed window to the rear of the property, bath with shower over and glass screen, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

### Rear Of The Property

Enclosed rear garden with a large lawn and an area of patio. A

side gate provides access to the driveway. The rear garden offers a fantastic space for children to safely play, or to entertain guests.

### Garage

19' 8" x 11' ( 5.99m x 3.35m )

Up and over door with lights and power. Door to the rear of the garage provides access to the rear garden.

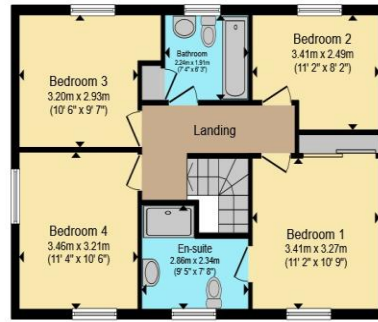
### Agents Note

We have been made aware of a Management Charge against the property costing approx £200 per year.

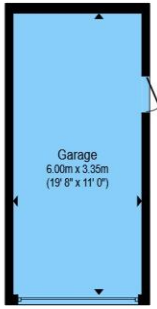




**Ground Floor**



**First Floor**



**Garage**

Total floor area 143.8 m<sup>2</sup> (1,548 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref: NAB313343 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: E

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