



## 27 Marriott Way, Bovey Tracey - TQ13 9RZ

Guide Price £350,000 Freehold

A well presented, three bedroom, end of terraced house with a larger than average rear garden, spacious lounge, master bedroom with En-suite, modern kitchen, single garage & parking space.

  
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 50 Fore Street  
Bovey Tracey TQ13 9AE

#### ROOM MEASUREMENTS:

Lounge/Diner: 5.15m x 4.66m (16'11" x 15'3")

Kitchen: 3.15m x 2.95m (10'4" x 9'8")

WC: 1.75m x 3.08m (5'9" x 3'5")

Bedroom: 3.95m x 3.05m (13'0" x 10'0")

En-Suite: 1.80m x 1.63m (5'11" X 5'4")

Bedroom: 3.95m x 3.10m (13'0" x 10'2")

Bedroom: 2.91m x 2.00m (9'7" x 6'7")

Bathroom: 2.00m x 1.95m (6'7" x 6'5")

Garage: 6.10m x 3.10m (20'0" x 10'2")

#### USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: C (£2352.93 p.a 2026/2027)

EPC Rating: B

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas Central Heating.

Constructed in 2021.

Remainder of the 10 year NHBC from 2021.

Please Note: There is an annual management charge payable for the up keep of the communal areas. approx. £268.00 p.a (2026/2027)

#### AGENTS INSIGHT:

"This modern three-bedroom home really stands out for its spacious layout and smart finish. We especially love the light-filled living room that opens onto the L-shaped garden, and the master bedroom with its own En-suite adds a touch of luxury. It's a great low-maintenance option in a quiet, family-friendly spot close to everything Bovey Tracey has to offer."



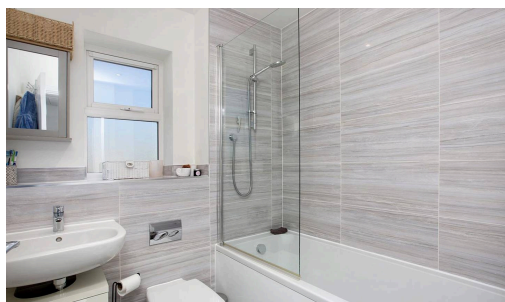
#### STEP OUTSIDE:

Stepping out through the rear patio doors, you are immediately welcomed into a well maintained and fully enclosed garden, thoughtfully designed to offer both practicality and enjoyment. The space is completely laid to lawn, that is ideal for a variety of uses, from entertaining guests to everyday family life. The garden is bordered by secure fencing on all sides, ensuring a high degree of privacy and making it particularly well-suited for families with children or pets. Adding to the convenience, a personnel door from the garden provides direct access into the garage, with power and lighting it offers excellent additional storage or the option for secure vehicle parking. Furthermore, a gated access point within the garden fence leads directly to the parking space, and single garage. This practical feature allows for effortless access, making this outdoor space as functional as it is inviting.



#### LOCATION:

Ideally located in a new and upcoming residential area, in the heart of Bovey Tracey. Known as the "Gateway to the Moors", this bustling town 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 hour's driving distance.





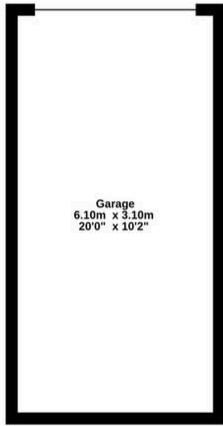
#### STEP INSIDE:

Upon entering the home, you're welcomed into a bright entrance hall that sets the tone for the rest of the property with its neutral tone throughout. To your right, a convenient downstairs WC offers added practicality for visiting guests or busy family life with a WC, wash basin and towel rail. Next to the WC is a useful storage cupboard perfect for hiding shoes and coats away from the hallway space. Straight ahead, the spacious lounge/diner stretches across the rear of the home, offering a light and airy space to relax or entertain. With large windows and direct access to the garden, this room is flooded with natural light and offers a lovely outlook to the outdoors. With a fitted media wall there is ample room for a family-sized sofa, and even a dining table if desired — making it a truly versatile living area. As well as this within the lounge you will find a convenient understairs storage cupboard with plenty of space and a light to hide all clutter away. At the front of the house sits the modern kitchen/breakfast room, fitted with sleek cabinetry, integrated appliances of a dishwasher, fridge/freezer, space for a fitted washing machine, and plenty of worktop space for everyday cooking. Its contemporary finish and efficient layout make it both stylish and functional — perfect for busy mornings or evening meal prep.

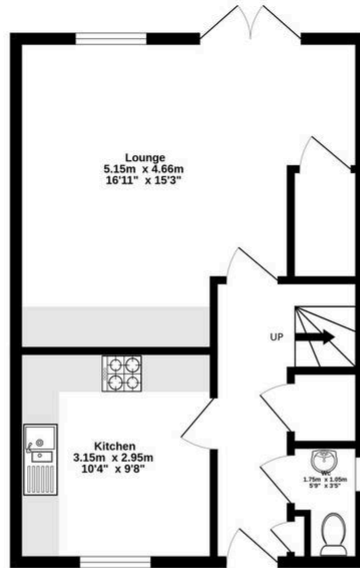
Upstairs, the home continues to impress with three well-proportioned bedrooms. The master bedroom, a generous double that benefits from its own En-suite shower room — a private and luxurious touch that adds extra comfort and convenience completed with a WC, wash basin, towel rail and shower cubical. The remaining two bedrooms (One single and one double bedroom) offer flexibility for children's rooms, guest spaces or work-from-home setups, with neutral decor making it easy to personalise. Completing the upstairs is a modern family bathroom, fitted with a bath with an over-head shower, WC and wash basin — ideal for both quick morning routines and relaxing evening baths.



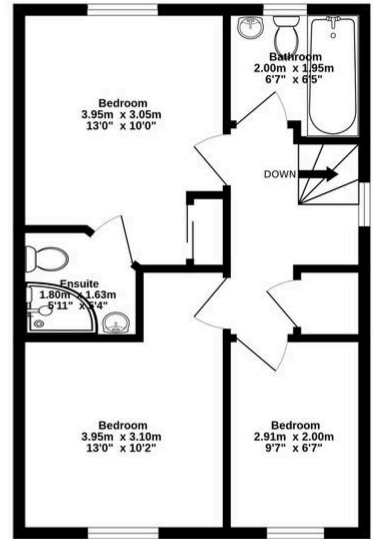
Garage  
18.9 sq.m. (203 sq.ft.) approx.



Ground Floor  
40.2 sq.m. (433 sq.ft.) approx.



1st Floor  
40.2 sq.m. (433 sq.ft.) approx.



**TOTAL FLOOR AREA : 99.3 sq.m. (1069 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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