



A spacious two-bedroom bungalow on a generous plot, offering a bright lounge, dining room, fitted kitchen, utility area, bathroom and separate WC. Ideally positioned within a flat walk into town, the property also benefits from established gardens, driveway parking, an enclosed block-paved rear garden and a versatile, detached summer house.

3 St. Johns Close | Bovey Tracey | TQ13 9BU

complete.

thoroughly good property agents



PROPERTY TYPE

Detached Bungalow



SIZE

1,006 sq ft



LOCATION

Bovey Tracey



AGE

1960s - 1970s



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

67 D



COUNCIL TAX BAND

D



in a nutshell...

- Detached two-bedroom bungalow
- Living Room with Feature Fireplace
- Separate Dining Room
- Spacious Fitted Kitchen
- Utility Area
- Two Double Bedrooms
- Bathroom
- Beautifully Manicured Gardens
- Driveway Parking
- Bovey Tracey

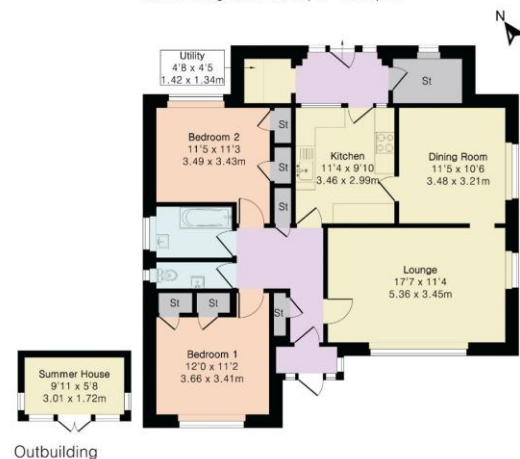


the details...

From the front door, a welcoming central hallway provides access to the principal rooms, with attractive parquet-style flooring and useful built-in storage. The kitchen is fitted with a range of white wall and base units, contrasting work surfaces, tiled walls and flooring, an integrated fridge and freezer, integrated oven and hob, and sink. To the rear, a glazed porch leads to a useful utility area, with plumbing for a washing machine and dishwasher/tumble dryer, together with additional storage and access to the garden. The dining room is a generous, space with ample room for a dining table and additional furniture, creating a pleasant setting for everyday dining and entertaining. The spacious lounge benefits from windows to two aspects, including a large picture window which allows plenty of natural light to flood the room, creating a bright and airy feel. A stone-faced living flame gas fireplace provides an attractive focal point, with ample space for comfortable seating. There are two well-proportioned double bedrooms, both enjoying good natural light, attractive parquet flooring and useful built-in storage. The principal bedroom is particularly spacious, with both rooms offering ample space for additional freestanding furniture. The fully tiled bathroom comprises a panelled bath with shower over and glazed screen, together with a wash hand basin set within a vanity unit and a heated towel rail. An obscured window provides natural light and ventilation. A separate WC with wash hand basin is conveniently positioned adjacent.

Externally, the bungalow occupies a generous plot. The front garden is predominantly laid to lawn with established shrubs, hedging and mature planting, while a pathway leads to the entrance. A driveway provides off-road parking for one vehicle, with scope to extend the parking area if desired.

**Approximate Gross Internal Area 1006 sq ft - 93 sq m
(Excluding Outbuilding)**
Outbuilding Area 56 sq ft - 5 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.

To the rear, the garden is block paved for ease of maintenance and is ideal for outdoor seating and entertaining. A detached summer house offers useful additional space for hobbies, relaxation or storage, while timber fencing encloses the garden, with gated access to the side.



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. The open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive.

Shopping:

Late night pint of milk: Co Op 0.2 mile

Town centre: Bovey Tracey 0.5 mile

Supermarket: Lidl 0.6 mile

Exeter: 17.5 miles

Relaxing

Beach: Teignmouth 11 miles

Park: Mill Marsh Park 0.4 miles

Sports Ground/Swimming Pool 0.2 miles

Golf: Bovey Tracey 0.4 miles

Travel

Bus stop: (Bovey Bridge) 0.2 mile

Train station: Newton Abbot 5.8 miles

Airport: Exeter 18.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9BU**

how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road and take the second left hand turn, opposite The Dolphin, into Newton Road. Take the first turning on the left into Indio Road then take an immediate right on to St. Johns Close. The property can be found on the left.

Need a more complete picture? Get in touch with your local branch...

Tel **01626 832 300**
Email **bovey@completeproperty.co.uk**
Web **completeproperty.co.uk**

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under

any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



selling

letting

land &
new homes

signature
homes

complete.