



Situated within a modern residential development, this well-presented three-bedroom home offers spacious and versatile accommodation, together with an enclosed rear garden and two allocated parking spaces. NO ONWARD CHAIN.

21 Templer Place | Bovey Tracey | TQ13 9GN

complete.

thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

856 sq ft



LOCATION

Bovey Tracey



AGE

2013/2014



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

80 C



COUNCIL TAX BAND

C



in a nutshell...

- Well-presented three-bedroom home
- Popular modern residential development
- Spacious living room
- Modern fitted kitchen
- Ground-floor cloakroom
- Principal bedroom with en-suite shower room
- Enclosed rear garden with patio and lawn
- Two allocated off-road parking spaces
- NO ONWARD CHAIN
- Bovey Tracey





the details...

Entering through the front door, you are welcomed into a bright entrance hall with stairs rising to the first floor. The hallway provides access to the main ground-floor accommodation and benefits from a useful understairs storage cupboard. To the front of the property, the kitchen is fitted with a range of modern wall and base units, complemented by wood-effect work surfaces, integrated appliances, electric hob, oven, washing machine, dishwasher, fridge freezer and space for casual dining. Also located on the ground floor is a convenient cloakroom fitted with a WC and wash hand basin. To the rear, the generous living room is filled with natural light and features French doors opening directly onto the garden, creating an excellent space for both everyday living and entertaining. A feature fireplace provides an attractive focal point to the room.

On the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys a pleasant rear aspect and benefits from its own en-suite shower room, fitted with a shower enclosure, wash hand basin and WC. Two further bedrooms offer flexible accommodation and could be utilised as children's rooms, guest bedrooms or a home office, depending on individual requirements. The family bathroom is presented in a neutral style and comprises a panelled bath with shower attachment, pedestal wash hand basin and WC.

Externally, the property enjoys an attractive frontage with established planting and a pedestrian pathway leading to the entrance. To the rear, the enclosed garden has been designed for ease of maintenance, with a paved patio adjoining the living room, a central pathway and lawned areas bordered by mature shrubs and fencing, providing a good degree of privacy also benefitting from side access. A rear gate also offers convenient access beyond the garden, while a timber shed provides useful outdoor storage.

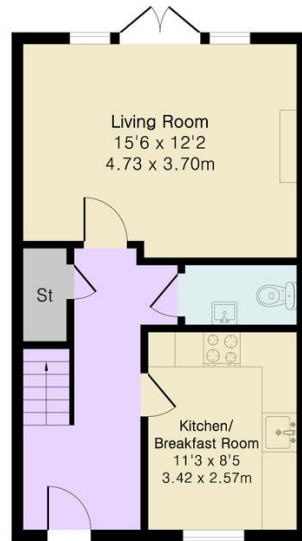
Further benefits include two allocated off-road parking spaces, no onward chain, and a managed freehold tenure with an annual service charge of approximately £260 per annum.



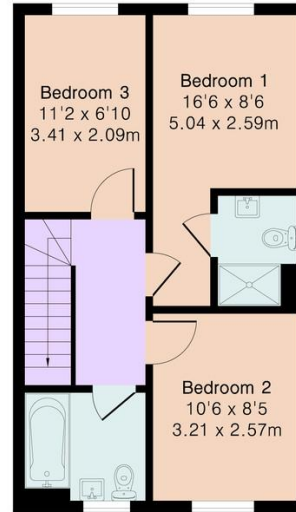
Approximate Gross Internal Area 856 sq ft - 80 sq m

Ground Floor Area 428 sq ft – 40 sq m

First Floor Area 428 sq ft – 40 sq m



Ground Floor



First Floor



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.

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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.

Shopping

Late night pick of milk: Asda Garage, end of the road

Town Centre: Bovey Tracey 1.6 miles

Supermarket: Lidl 0.8 miles

Exeter: 16.3 miles

Relaxing

Beach: Teignmouth 11.4 miles

Park: Bovey Tracey 0.5 miles - Inc swimming pool, playground, tennis and cricket

Golf: Stover 2.1 miles

Travel

Bus stop: End of the road

Train station: Newton Abbot 5.3 miles

Main travel link: A38 Drumbridges 0.5 miles

Exeter Airport: 19.4 miles

Schools

Bovey Tracey Primary School 1.4 miles

South Dartmoor Community College 6.6 miles

Stover School 2.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9GN

how to get there...

From the A38 take the Drumbridges exit and follow the sign to Bovey Tracey. Keep to the left lane and continue through the traffic lights and just after the Asda Garage turn left into Templer Place. (If you reach the roundabout you have past the turning). Proceed into Templer Place, take the second left, at the T-junction turn left. The property can be found on your left hand side.





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

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