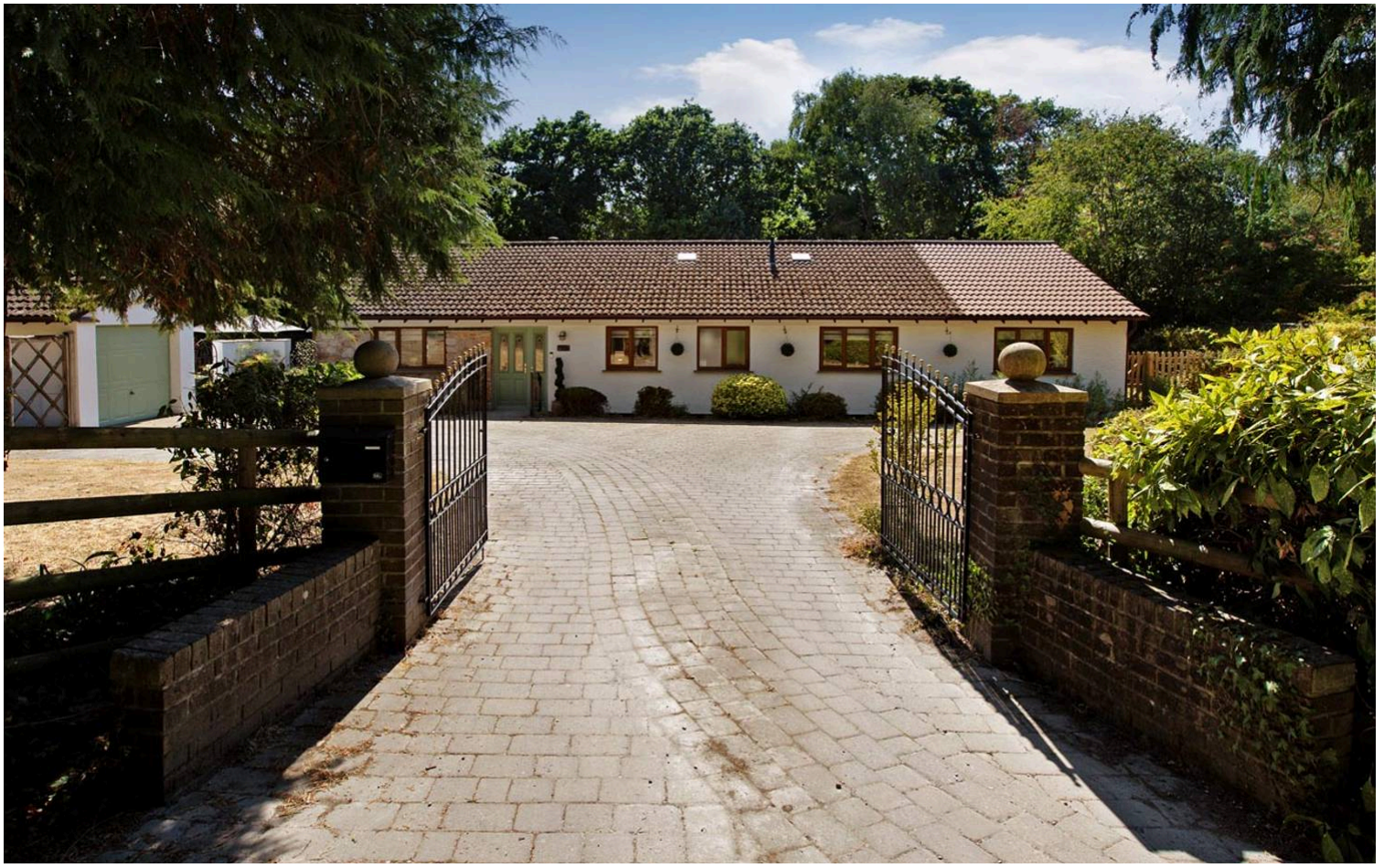






1 Heathfield Meadow, Bovey Tracey - TQ13 9YN

£665,000 Freehold

Beautifully updated five-bedroom home with spacious kitchen/diner, sun room & lounge, private wraparound garden, gated parking. In a 'tucked away' Location Within Easy reach of the Town Centre.

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the key to your home

Contact Us...

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50 Fore Street
Bovey Tracey TQ13 9AE



STEP INSIDE:

As you enter the property, you immediately get a sense of how warm and inviting this home is. Thoughtfully updated by the current owners over the last couple of years, the property has been beautifully maintained and improved throughout, creating a stylish and comfortable home that is ready to move straight into. The welcoming hallway provides access to all the principal rooms, with a useful cupboard to the right, ideal for keeping coats and shoes neatly tucked away.

To the left is the real heart of the home – the impressive kitchen, dining room and sun room. Beautifully decorated and designed with entertaining in mind, the kitchen is fitted with a comprehensive range of integrated appliances including a fridge/freezer, washing machine, dishwasher, two single ovens and induction hob. There is also a breakfast bar and electric blinds, adding both practicality and a modern touch. The adjoining dining area provides plenty of space for a large family dining table and benefits from an abundance of natural light. This space flows seamlessly into the sun room, creating an excellent additional area for relaxing or entertaining. With room for comfortable seating, plenty of glazing and patio doors opening directly onto the garden, this is a wonderful space to enjoy throughout the year.

Returning to the hallway, the cosy lounge is a lovely and relaxing room, flooded with natural light and centred around a gas fired wood burner, creating a warm focal point.

Bi-fold doors open directly onto the garden, further connecting the living space with the outdoors. The principal bedroom is a generous double bedroom overlooking the rear garden and benefits from built-in wardrobes and a private En-suite shower room, complete with WC, wash basin and shower with a double shower head. Along the hallway is the second large double bedroom, again benefiting from its own En-suite shower room with WC, wash basin and shower with a double shower head. There are then two further well-proportioned double bedrooms, both overlooking the front of the property, with bedroom four also benefiting from built-in wardrobes.

An airing cupboard is conveniently positioned within the hallway and houses the Combi boiler, which was replaced approximately three years ago, along with useful shelving – ideal for storing and drying towels and linens. The family bathroom serves the additional bedrooms including a bath with an over head electric shower, wc and wash basin. Completing the accommodation is bedroom five, a good-sized small double currently used as a home office. Built-in wardrobes provide useful additional storage, making this a versatile room that could easily be adapted to suit a variety of needs.

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.

ROOM MEASURMENTS:

Kitchen/Dining Room: 3.83m x 3.60m (12'7" x 11'10")
Sun Room: 2.93m x 2.44m (9'7" x 8'0")
Sitting Room: 5.66m x 3.80m (18'7" x 12'6")
Hallway: 2.36m x 1.66m (7’9” x 5’5”)
Bedroom: 4.47m x 3.80m (14'8" x 12'6")
En-suite: 3.14m x 1.07m (10’4” x 3’6”)
Bedroom: 3.23m x 3.03m (10'7" x 9'11")
En-suite: 3.23m x 1.01m (10’7” x 3’4”)
Bedroom: 3.26m x 3.23m (10’8"' x 10'7")
Bedroom: 3.38m x 2.86m (11'1" x 9'5")
Bedroom: 2.86m 2.30m (9'5" x 7'7")
Bathroom: 2.86m x 1.67m (9’5” x 5’6”)
Garage: 5.32m x 2.70m (17'6" x 8'10")

USEFUL INFORMATION:

Tenure: Freehold
Council Tax Band: F (£***3823.52*** p.a 2026/27)
EPC Rating: C
Local Authority: Teignbridge District Council
Services: Mains water, drainage, electricity and gas.
Heating: Gas fired Baxi boiler
Constructed in 1984



STEP OUSIDE: The property is approached along a private lane and through impressive iron gates with brick pillars, creating a lovely first impression as you arrive. A sweeping paved driveway provides ample parking for several vehicles and leads to the detached single garage, which benefits from an up-and-over door, rear window and connected power and lighting. The beautifully spacious grounds extend to approximately one-third of an acre and wrap around much of the bungalow, offering an excellent degree of privacy. The gardens can be accessed directly from both the sun room and lounge, creating a wonderful connection between the indoor and outdoor spaces. The garden also benefits from outdoor electric points and lighting along with an outside tap. Gates to both sides of the bungalow provide convenient access around the property, while the mature gardens are filled with established shrubs, trees and hedging. Numerous well-stocked flower beds add an abundance of colour and character throughout the seasons. Paved pathways frame the lawn and provide practical access around the garden, while several paved seating areas have been thoughtfully positioned to make the most of the sunshine as it moves around the plot throughout the day.





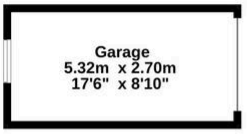
LOCATION:

This detached bungalow is situated down a private lane in a sought after cul de sac, within easy access to the town centre. 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 30 mins driving distance.

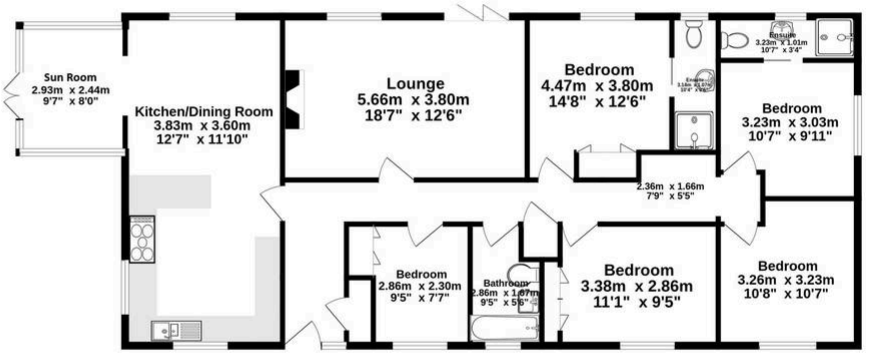
AGENTS INSIGHT:

"A beautifully updated and incredibly versatile five-bedroom home, offering generous living space, excellent entertaining areas and a wonderfully private wraparound garden. With recent improvements throughout and ample parking, this is a home that truly needs to be viewed to be appreciated.”

Garage
14.4 sq.m. (155 sq.ft.) approx.



Ground Floor
135.5 sq.m. (1459 sq.ft.) approx.



TOTAL FLOOR AREA : 149.9 sq.m. (1613 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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