



A superbly presented three-bedroom home offering modern, well-designed living throughout. Featuring a dual-aspect lounge, stylish kitchen/dining room with garden access, and a principal bedroom with en-suite. Enjoying a private rear garden, carport plus additional parking and EV charger. Overlooking an attractive green, open space to the front. An internal viewing is highly recommended.

11 Marriott Way | Bovey Tracey | TQ13 9RZ

complete.

thoroughly good property agents



PROPERTY TYPE

End Terrace House



SIZE

1,012 sq ft



LOCATION

Bovey Tracey



AGE

2020



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking, Carport,
EV Charging (private)



OUTSIDE SPACE

Garden



EPC RATING

84 B



COUNCIL TAX BAND

D



in a nutshell...

- Three Double Bedrooms
- Spacious Dual-Aspect Lounge
- Stylish Dual-Aspect Kitchen Diner
- Downstairs Cloakroom
- En-Suite Shower Room
- Contemporary Family Bathroom
- Wonderful Level, Rear Garden
- Carport & Additional Off-Road Parking
- EV Charging Point
- Bovey Tracey





the details...

The ground floor offers a well-designed and contemporary layout, perfectly suited to modern living. A welcoming entrance hallway provides access to all principal rooms and features a convenient cloakroom/WC along with a useful storage cupboard. To the left is the spacious dual aspect lounge which is beautifully presented in neutral tones and benefits from a large window and patio doors, allowing an abundance of natural light to create a warm and inviting atmosphere. To the right, a stylish dual aspect kitchen/dining room which spans the width of the property, forming the heart of the home. The kitchen is fitted with a range of modern units, complemented by ample worktop space and integrated appliances include slimline dishwasher, washing machine, fridge/freezer, electric oven with electric hob and extractor fan overhead. The dining area comfortably accommodates a family-sized table. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces-ideal for both entertaining and everyday family life.

Upstairs, the first floor offers three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom is a generous double, complete with fitted wardrobes and a sleek en-suite shower room. This room, along with bedroom two, enjoys an attractive front aspect overlooking open green space, providing a pleasant outlook. Bedroom two is a further spacious double, while bedroom three offers flexibility as a single bedroom, nursery, or home office. The family bathroom is finished to a high standard and comprises a modern suite including a bath with shower over, wash hand basin, and WC, complemented by stylish tiling.

Externally, the property continues to impress with a well-maintained and fully enclosed rear garden, predominantly laid to lawn. A paved patio area adjoins the property, offering an excellent space for al fresco dining and relaxation. The garden also benefits from rear access and a useful storage shed. To the rear, the property provides a carport along with additional off-road parking and the added benefit of an EV charging point, ensuring convenient and future-ready parking. To the front, the property enjoys a desirable position overlooking open green space, creating a sense of openness rarely found in modern developments.

Overall, this is a superbly presented home combining stylish interiors with practical living spaces, both inside and out, making it an ideal choice for a wide range of buyers.

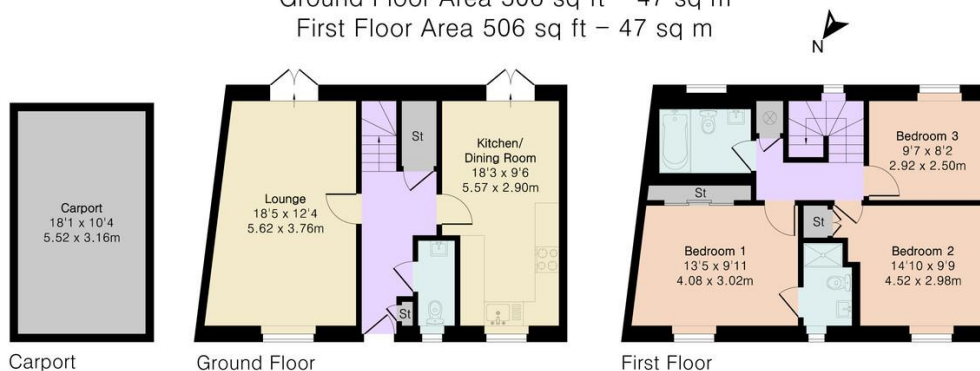


the floorplan...

Approximate Gross Internal Area 1012 sq ft - 94 sq m

Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 506 sq ft – 47 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.

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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. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are nearby and the South Hams coast is a 40-minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot and in Exeter, which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co-op Food 0.6 miles

Supermarket: Lidl 0 miles

Exeter: 17.1 miles

Relaxing

Beach: Teignmouth 11.1 miles

Tennis court, swimming pool, cricket: 1.2 miles

Stover Golf Club: 2.7 miles

Haytor, Dartmoor: 4.2 miles

Travel

Bus stop: 0.5 miles

Train station: Newton Abbot 6.1 miles

Main travel link: A38 2.2 miles

Airport: Exeter 19.1 miles

Schools

Bovey Tracey Primary School: 0.9 miles

Teign School: 5.8 miles

South Dartmoor Community College: 7.8 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9RZ

how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road and continue to the roundabout. Take the first turning and follow this road a short while where Longston Cross can be found on the right hand side, turn into Marriott Way. Follow the road passed the turning on your right to Carpenter Drive. The property can be found on your left opposite the open green.





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

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