STAGS



# Rowan Hollow

Rowan Hollow, Pottery Road, Bovey Tracey, Newton Abbot, Devon, TQ13 9DS







Newton Abbot: 4.5 miles | Totnes: 13 miles | Exeter: 17 miles

An immaculately presented contemporary bungalow in a private Bovey Tracey setting, with open-plan living, landscaped gardens, an insulated studio, generous parking and a garage

- Three-bedroom bungalow built in 2021
- Private setting within Bovey Tracey
- Contemporary single-storey accommodation
- Open-plan living with bi-fold doors
- Underfloor heating throughout
- Landscaped garden with insulated studio
- Parking for four vehicles and garage
- Excellent EPC rating
- Freehold
- Council tax band D

## Guide Price £450,000

### SITUATION

Rowan Hollow occupies a private position off Pottery Road in Bovey Tracey, a thriving town on the edge of Dartmoor. Local amenities include independent shops, cafés, restaurants, a primary school, health centre and library, together with a swimming pool, tennis courts and other sporting facilities.

The surrounding countryside offers excellent walking and cycling, with Dartmoor readily accessible. The A38 provides connections towards Exeter and Plymouth, while Newton Abbot, approximately 4.5 miles away, offers mainline rail services to London Paddington.

### DESCRIPTION

Enjoy contemporary, single-storey living in a private setting, with the amenities of Bovey Tracey and the open spaces of Dartmoor within easy reach. Built in 2021, Rowan Hollow forms part of a select development and combines clean architectural lines with an immaculately presented interior. Its bright, open-plan design creates a sociable home, with bi-fold doors drawing the garden into everyday life.

Underfloor heating throughout, individual thermostatic controls and an EPC rating of B (83) add to its practical appeal. Manageable landscaped gardens, generous parking and a separate insulated studio complete an attractive home suited to a range of lifestyles.

### ACCOMMODATION

The front door opens into a central hallway, which provides access to the bedrooms, family bathroom and an airing cupboard, before leading through to the main living space at the rear.

The principal bedroom overlooks the front of the property and has an en-suite shower room fitted with a shower, wash basin and WC. There are two further bedrooms, one a double and the other a smaller room with built-in storage, offering flexibility for guests or home working. The family bathroom comprises a bath with shower over, wash basin and WC.

Across the rear, the open-plan kitchen and sitting/dining room provides a bright and generously proportioned living space. Hard flooring runs throughout, with ample room for both seating and dining furniture. Bi-fold doors open directly onto the garden terrace. The kitchen is fitted with contemporary grey wall and base units, complemented by integrated appliances including a dishwasher, electric oven and hob.

### OUTSIDE

The property is approached along a private drive, leading to parking for four vehicles at the front and a single garage. The garage also has plumbing for a washing machine.

To the rear, the enclosed, east-facing garden enjoys a secluded setting with no overlooking, providing a private space for relaxing and entertaining. Landscaped for ease of maintenance, it features a broad paved terrace extending across the back of the bungalow, with room for outdoor dining and seating and a lawn beyond.

A fully insulated garden studio, accessed through sliding doors, provides useful additional space for hobbies or home working. A wooden gate offers separate pedestrian access to the garden.

### SERVICES

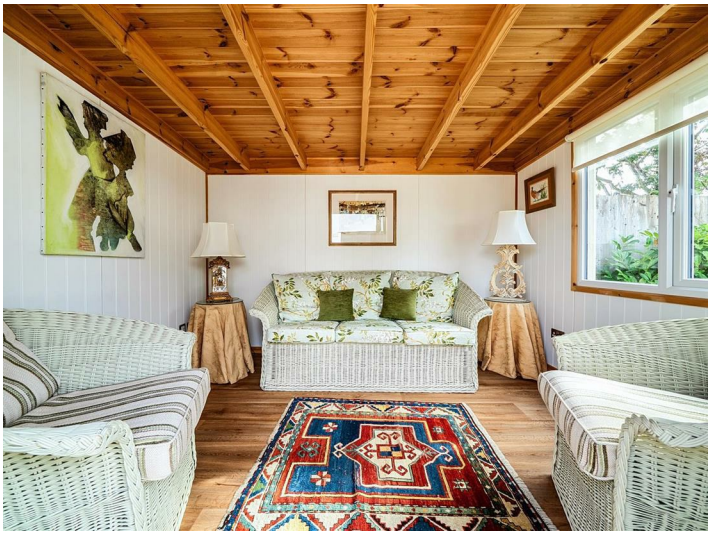
Mains water, drainage, electricity and gas. Gas-fired central heating. Underfloor heating.

According to Ofcom, ultrafast broadband up to 1,800 Mbps is available and mobile coverage is rated “Okay” for EE, O2 and Three, and “Poor” for Vodafone.

### DIRECTIONS

From the A38 at Drumbridges, follow the A382 towards Bovey Tracey. At the roundabout, take the first exit onto Pottery Road. Continue past the House of Marbles to the private drive on the left, signposted Rowan Hollow. The property is first on the left.



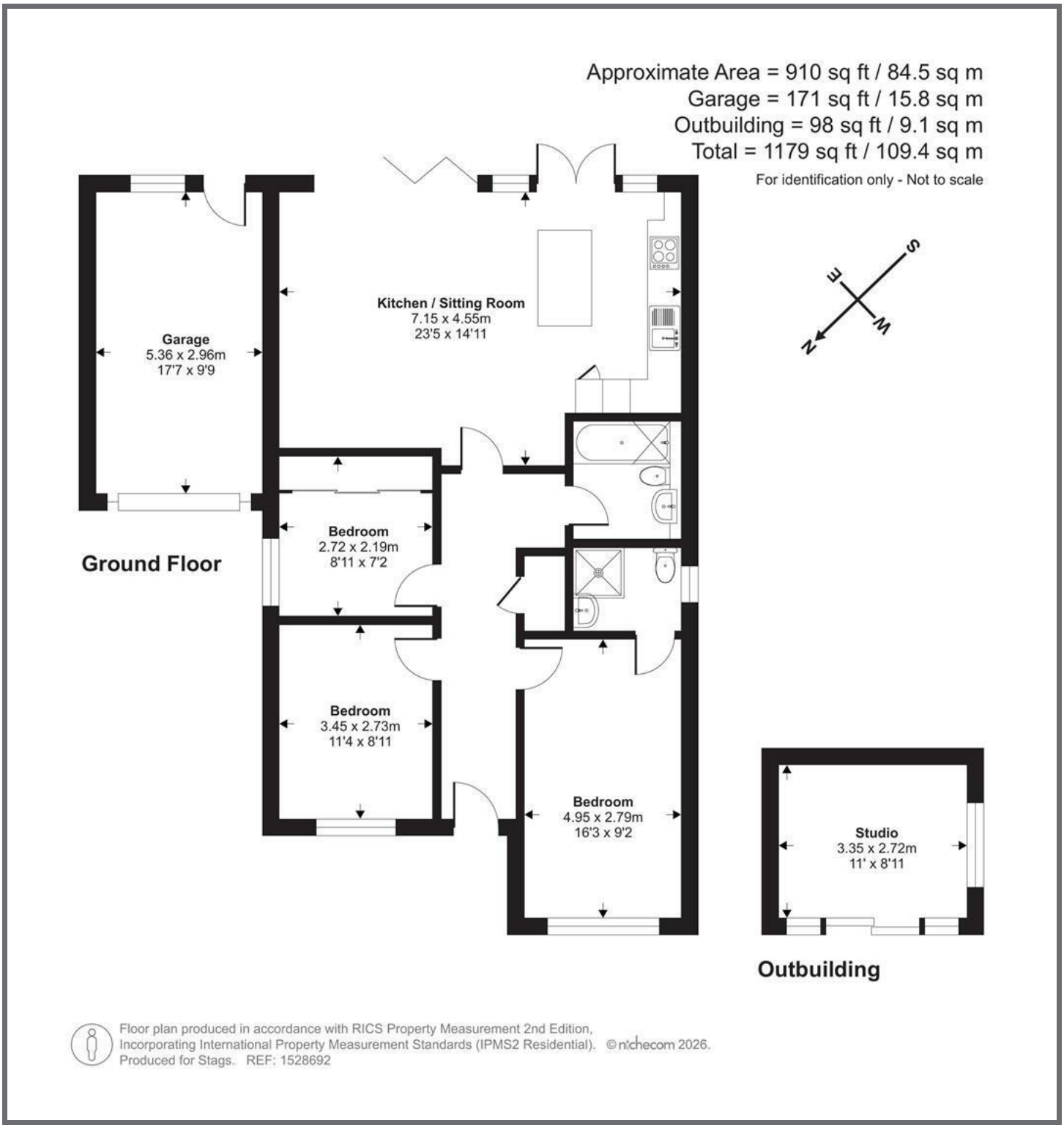






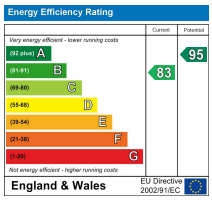


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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS




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