





14 Coombe Close, Bovey Tracey - TQ13 9ER

£300,000 Freehold

A spacious 2 bedroom property offering generous living accommodation, a private garden, driveway parking and a garage, all presenting an exciting opportunity for modernisation. **CHAIN FREE**

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50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

Tenure: Freehold
Council Tax Band: D (£2647.05 p.a 2026/27)
Local Authority: Teignbridge District Council
Services: Mains water, drainage, electricity and gas
Heating: A warm air heating system which uses a vent to pull in heat from the outside air and heats it over a gas flame. This warm air circulates via floor grills which are located throughout the home. It is managed by a thermostat.
EPC Rating: E

ROOM MEASUREMENTS:

Lounge: 6.70m x 3.30m (22’0 × 10’10”)
Dining Room: 3.62m x 2.48m (11’11 × 8’2”)
Kitchen: 2.57m x 2.47m (8’5” x 8’1”)
Bathroom: 2.57m x 1.60m (8’5” x 5’3”)
Bedroom: 4.25m x 3.42m (13’11” x 11’3”)
Bedroom: 3.20m x 2.70m (10’6” x 8’10”)
Garage: 5.45m x 2.43m (17’11” x 8’0”)

AGENTS INSIGHT:

"The property is in need of modernisation throughout, offering an exciting opportunity for those looking to create a home tailored to their own tastes and requirements.”



STEP OUTSIDE:

As you approach Hedgebank, the front garden is enclosed by established hedging, creating a welcome sense of privacy. The garden is mainly laid to lawn, with a pathway leading to the front entrance. A private driveway provides parking for up to two vehicles, alongside a garage featuring doors to both the front and rear. This useful arrangement allows access directly through the garage to the rear garden. To the rear, patio doors from the dining room open onto a patio area, providing an ideal spot for outdoor seating or simply enjoying the sunshine. The remainder of the garden is predominantly laid to lawn, with a couple of steps leading to a further raised level, currently home to a selection of trees and shrubs. This offers an excellent opportunity for keen gardeners to make the space their own. A further patio area behind the garage provides useful additional space for bin storage or garden equipment.





LOCATION:

Ideally located in a popular residential area, in the heart of Bovey Tracey. Known as the "Gateway to the Moors", this bustling town 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 half an hour's driving distance.



STEP INSIDE:

Upon entering, you are welcomed into a porch, currently arranged with useful space for coats and shoes. A door leads through to the dining room, a particularly light and welcoming space. There is ample room for a dining table and additional furniture, with patio doors providing access to the rear garden. The dining room also serves as a central hub, giving access to the main living areas and hallway. To the right, the generously sized lounge enjoys plenty of natural light from both the front and rear, with ample space for a range of furnishings arranged around a gas fireplace, creating a natural focal point to the room.



Returning to the dining room, a door to the left leads through to the hallway, where two useful airing cupboards can be found. One houses the boiler, while the other contains the hot water tank, providing additional storage and a handy space for keeping linens. The kitchen overlooks the front of the property and offers a good amount of worktop and cupboard space, alongside an oven, induction hob and sink. There is also space for a fridge/freezer and washing machine. The main bathroom is fitted with a bath with an overhead shower, WC and wash basin. Further along the hallway, the first bedroom is a light-filled double overlooking the rear garden. There is plenty of room for bedroom furniture, along with the benefit of a built-in wardrobe. The second bedroom is also a well-proportioned double, enjoying a pleasant outlook over the rear garden and offering ample space for bedroom furnishings.

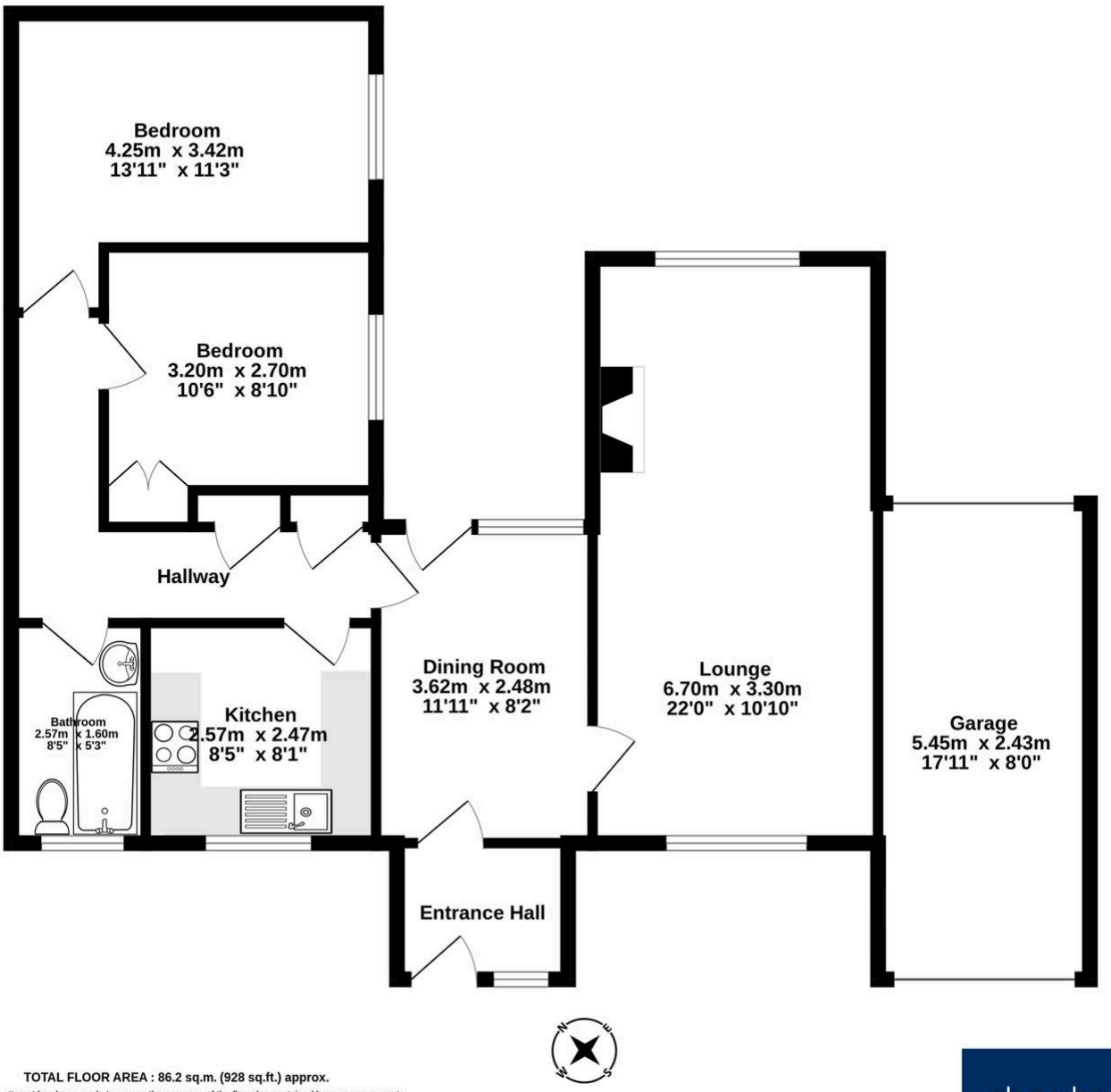


With its generous room sizes, natural light and scope for modernisation, Hedgebank presents an exciting opportunity to make a home your own.

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Ground Floor
86.2 sq.m. (928 sq.ft.) approx.



TOTAL FLOOR AREA : 86.2 sq.m. (928 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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