



TWO GREENAWELL CLOSE, NORTH BOVEY



TWO GREENAWELL CLOSE

NORTH BOVEY • TQ13 8RU

A three-bedroom village home in a quiet cul-de-sac within the sought-after Dartmoor village of North Bovey, with garage, parking and an enclosed rear garden.

Positioned within a peaceful cul-de-sac in the heart of the much-loved Dartmoor village of North Bovey, Two Greenawell Close is a comfortable and practical three-bedroom home offering well-arranged accommodation, a manageable garden, garage and parking.

The property offers a rare opportunity to secure a village home in one of Dartmoor's most desirable settings, with the surrounding countryside, open moorland and village amenities all close at hand.



SAWDYE & HARRIS
THE DARTMOOR OFFICE

01364 652652

HELLO@SAWDYEANDHARRIS.CO.UK





From the front door, the house opens into an entrance hall, where there is useful built-in storage along with a recently re-fitted cloakroom, providing a practical and well-considered space for day-to-day use. There is an internal access door to the garage.

From here, the layout leads naturally into the kitchen, which is arranged with a good selection of wall and floor mounted kitchen cupboards and drawers with ample work surface for everyday use, while a window above the sink brings in natural light and a pleasant outlook.

Adjoining the kitchen, a separate utility area offers additional space for appliances and storage, helping to keep the main kitchen clear and uncluttered. It is a useful extension of the working area, particularly suited to the practicalities of a rural or land-based lifestyle, with doors leading out to the rear garden.







Beyond, the sitting room forms the main living space of the house. It is a comfortable and well-balanced room, centred around a fireplace with inset stove, with dual aspect windows allowing for good natural light throughout the day. It is a room well suited to both everyday living and quieter evenings, offering a sense of comfort and ease at the heart of the house. French doors open directly onto the rear garden, reinforcing the connection between the house and its outdoor space.





The bedrooms are arranged across the upper floor, each offering a comfortable and adaptable space. The rooms vary in shape and aspect, but all provide a practical setting for family living, guest accommodation or workspace. They offer flexibility as needs evolve over time, making the house well suited to a range of buyers.



The shower room has been thoughtfully arranged to create a clean and contemporary space, centred around a walk-in shower with modern fittings. Natural light enhances the room, giving it a bright and well-balanced feel. Designed with practicality in mind, it serves the house comfortably for everyday use.

Outside

To the rear, the garden is enclosed and arranged for ease of maintenance, creating a private and manageable outdoor space suited to everyday use.

Side access provides a practical link between the front and rear of the property, while the oil tank is discreetly positioned to one side.

To the front, a roller shutter door gives access into the garage, with two parking spaces situated directly in front, allowing for straightforward and convenient parking within the cul-de-sac.





Key Facts for Buyers

TENURE - Freehold..

COUNCIL TAX BAND - E

EPC - D

SERVICES

The property has mains electric, water and drainage connected. The property has oil fired central heating as well as solar panels fitted with the benefit of a FIT tariff payable quarterly. Please contact the agents for further information.

BROADBAND

Ultrafast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below.

KEY FACTS FOR BUYERS - CLICK HERE

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at The Dartmoor Office - 01364 652652
Email - hello@sawdyeandharris.co.uk

If there is any aspect of the property that is particularly important to you, we recommend contacting us to confirm the details and availability before arranging a viewing or travelling any distance.

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

★ TRANSACTION READY ★



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack

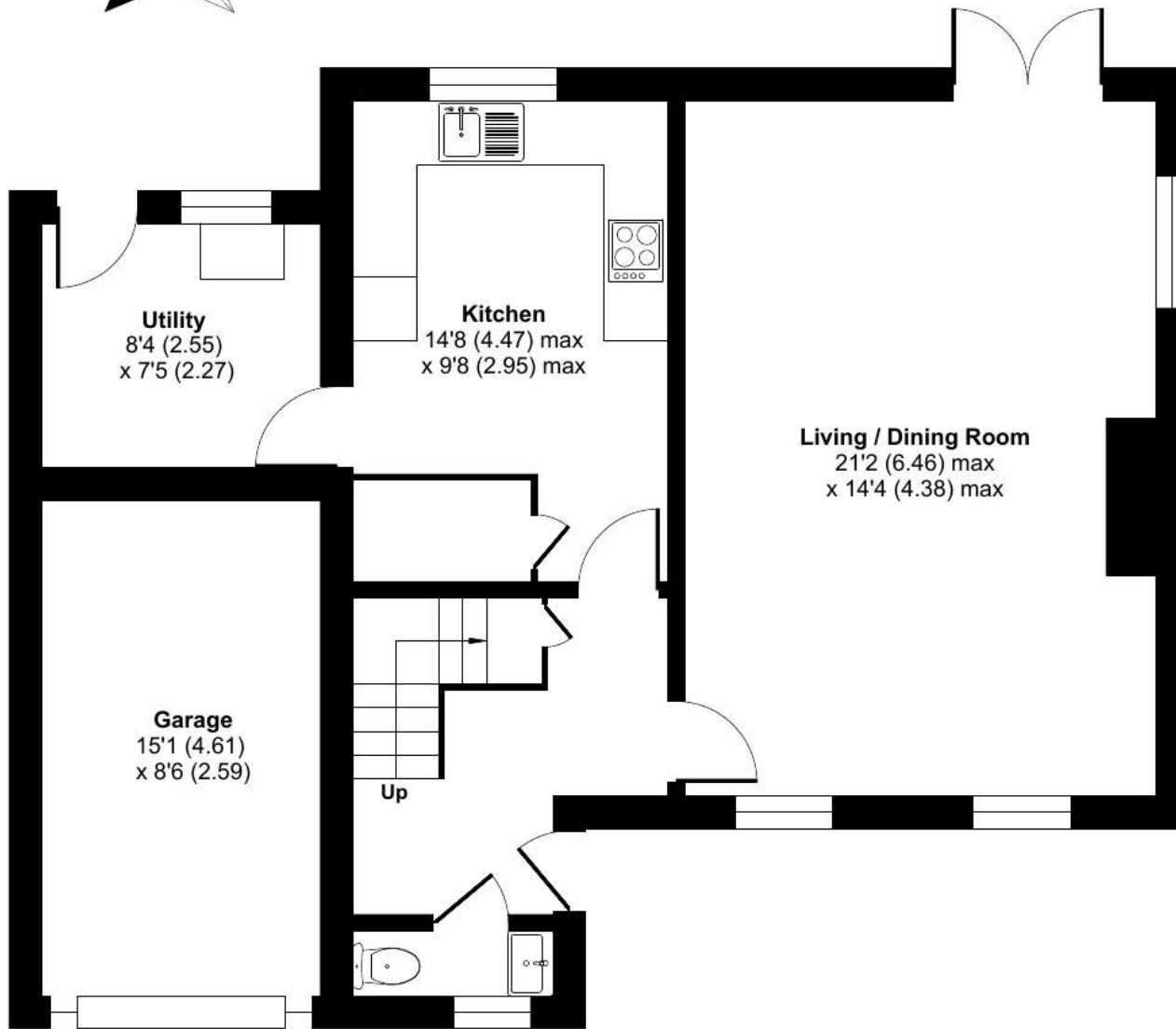
Greenawell Close, North Bovey, Newton Abbot, TQ13

Approximate Area = 1146 sq ft / 106.4 sq m

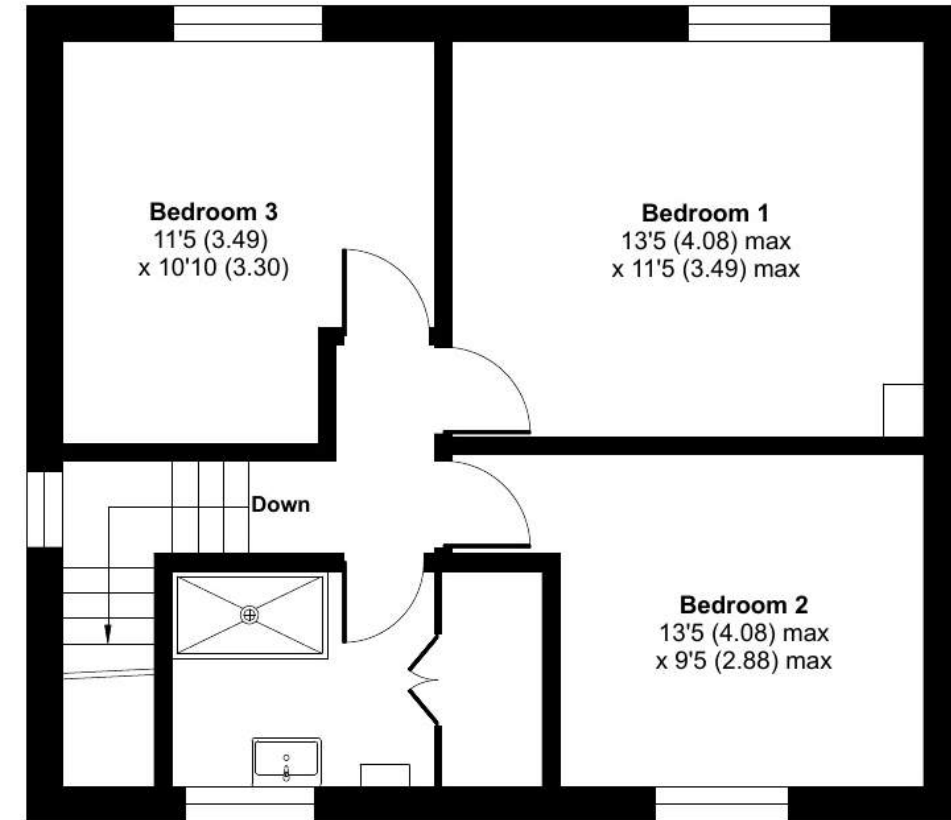
Garage = 129 sq ft / 11.9 sq m

Total = 1275 sq ft / 118.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

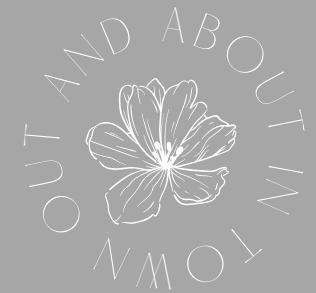


NORTH BOVEY

North Bovey is one of the most sought after villages on the eastern side of Dartmoor, as it combines unspoiled charm and community with accessibility to the open spaces of Dartmoor, whilst remaining close to Moretonhampstead and Chagford and commutable to Exeter. Much of the village is designated a conservation area of vernacular granite and thatched houses and cottages arranged around the village green, the Ring of Bells pub, and the 13th and 15th century St John's parish church. The luxury hotel Bovey Castle is on the outskirts of the village

The two nearby moorland towns of Chagford and Moretonhampstead offer most everyday amenities including specialty shops, health centre, clubs and societies

There is access into Exeter and the M5 motorway via the picturesque and uncongested B3212. In Exeter there are railway stations with mainline connections to London (Paddington and Waterloo), access onto the M5 motorway and an international airport.





TWO GREENAWELL CLOSE

NORTH BOVEY • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01364 652652 |
Email: hello@sawdyeandharris.co.uk

