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6 Marriott Way

6 Marriott Way, Bovey Tracey, Newton Abbot, Devon, TQ13 9RZ



Newton Abbot: 5.5 miles, Exeter: 16 miles,  
Plymouth: 32 miles.

A well presented and spacious family home with easy access to local amenities, a south facing garden and plentiful parking.

- Modern detached house
- 1124 sqft of accommodation
- Easy access to main roads
- Walking distance to town centre
- Close to Dartmoor National Park
- 4 First floor bedrooms
- Parking, carport & garage
- South facing garden
- Freehold
- Council tax band: E

Guide Price £450,000

### SITUATION

The property is situated within close proximity to the town centre 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, veterinary clinic, library, primary school, restaurants, cafes, inns, and churches. The town also benefits from excellent sporting facilities, including a swimming pool, sports field, 9-hole golf course, cricket club, bowling green, football pitches, and tennis courts. There are also local cycle tracks nearby.

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 providing services to London Paddington at both Newton Abbot and Exeter. Exeter International Airport is 18 miles away. A range of highly-regarded educational facilities can be found nearby, while Dartmoor National Park is on the doorstep, with Haytor just 3.5 miles from the property. The sandy beaches of Teignmouth are only 12 miles away.

### DESCRIPTION

6 Marriott Way is a well-presented modern family home, built in 2021, offering spacious accommodation across two storeys. The property combines a convenient location with ample ground-floor reception space and well-proportioned double bedrooms on the first floor. To the rear of the property is a pleasant south-facing garden with access to a separate off-road parking space, carport, and single garage.

### ACCOMMODATION

The principal reception space is the sitting room, featuring a dual aspect to the front and rear with French doors opening directly to the garden. The property also features a kitchen/dining room which acts as the social hub of the house, combining attractive modern-styled wall and base units with integral appliances including a dishwasher, fridge/freezer, electric oven, and hob. From the kitchen, there is access to the utility room which offers a range of units suitable for storage, space for laundry appliances, and a door

leading to the garden.

On the first floor, the four bedrooms offer plentiful space. The master suite features a dual aspect with ample room for wardrobes and an en suite shower room comprising a shower, wash basin, and WC. The guest bedroom is a comfortable double, while bedrooms three and four are smaller doubles offering flexible space for guests, a home office, or a hobby room. These bedrooms are serviced by a family bathroom comprising a shower over the bath, wash basin, and WC.

### OUTSIDE

To the rear of the property are the parking facilities, comprising an off-road parking space, a covered carport, and a single garage equipped with power, lighting, and a rear access door. A garden gate leads from the parking area to the south-facing rear garden, which is laid predominantly to lawn with a stone path. Given its orientation and privacy, this space provides an ideal area for entertaining and enjoying outdoor seating and dining.

### SERVICES

All mains services connected, gas-fired central heating. Ofcom advises that ultrafast broadband is available and mobile coverage via the major providers is likely.

### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

### DIRECTIONS

From the Drumbridges roundabout, proceed on the A382 towards Bovey Tracey for 1.25 miles, continuing straight at the traffic lights and past the fuel station on your right. Upon entering Bovey Tracey, at the roundabout, take the second exit signposted to Moretonhampstead. Continue for half a mile and turn left onto Marriott Way; the property can be found after a short distance on the left-hand side. Access to the parking is located by taking the first left after the property and following the road around to the left behind the dwelling.

What3Words: ///stirs.backward.amazed

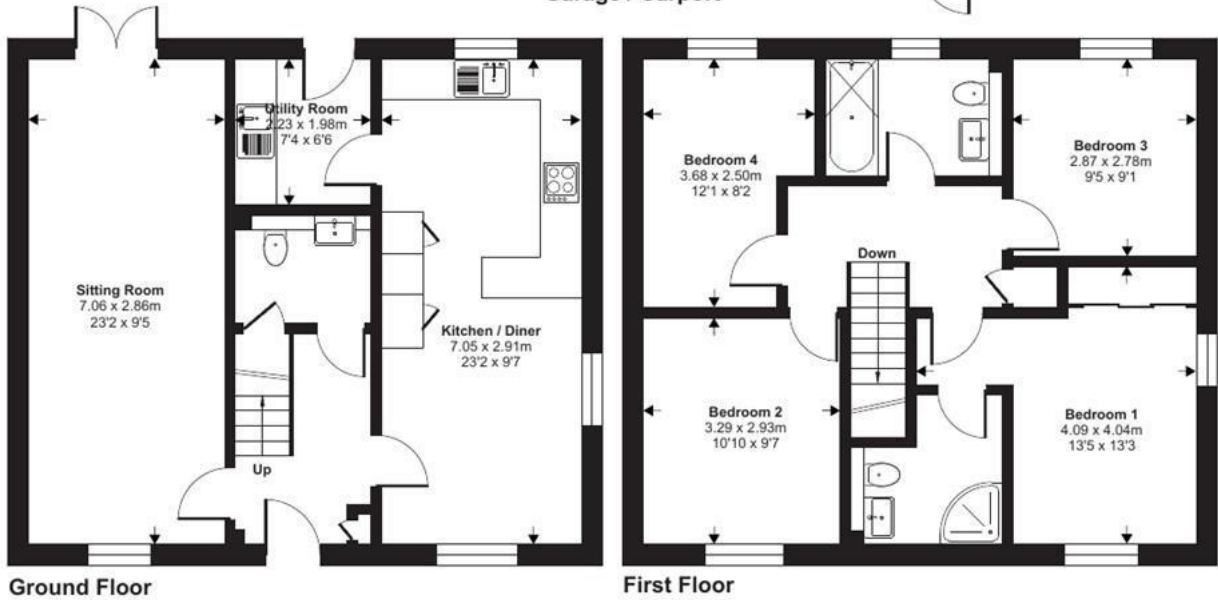
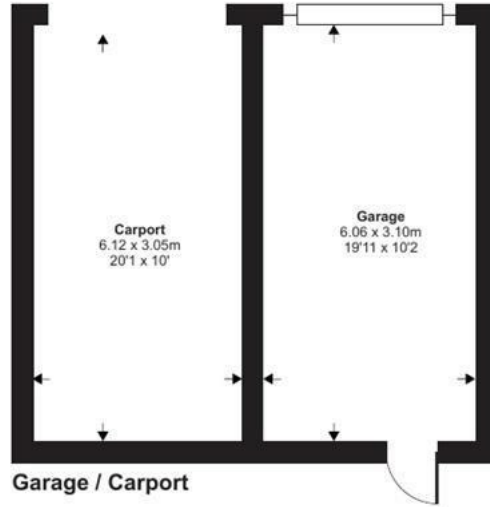
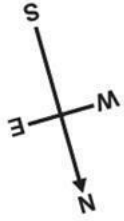


Approximate Area = 1224 sq ft / 113.7 sq m (excludes carport)

Garage = 202 sq ft / 18.7 sq m

Total = 1426 sq ft / 132.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxcom 2026. Produced for Stags. REF: 1453113

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.



Energy Efficiency Rating		Current	Potential
(92-100) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales			

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