



Occupying a wonderful position, this substantial detached family home offers well presented and exceptionally versatile accommodation. Boasting four double bedrooms, two en-suite shower rooms, including one on the ground floor, together with a conservatory, garage, two driveways with ample parking and a beautiful enclosed rear garden. The property is perfectly suited to modern family living or multi-generational and is just a short, level walk from the town centre.

7 Brook Close | Bovey Tracey | TQ13 9SB



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1505 sq ft



LOCATION

Bovey Tracey



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

3



WARMTH

Gas Central Heating



PARKING

Garage & Driveway



OUTSIDE SPACE

Level Gardens



EPC RATING

TBC



COUNCIL TAX BAND

E



in a nutshell...

- Detached House
- Three Reception Rooms
- Solar Panels
- Conservatory
- Four Double Bedrooms
- Two En-Suites
- Level Walk to Town
- Beautiful Gardens
- Garage & Driveway
- Bovey Tracey





the details...

The welcoming entrance hall immediately sets the tone for the home, offering a bright and spacious first impression, complete with a useful cloakroom/WC and staircase rising to the first floor. Positioned to the front of the property, a versatile double bedroom benefitting from its own en-suite shower room. Offering excellent flexibility, this generous space could equally serve as a guest suite, home office or playroom, making it ideal for multi-generational living or those seeking single-level accommodation.

To the rear of the property, the spacious living room is a wonderfully light-filled reception space, enjoying a dual aspect with French doors opening into the conservatory. The impressive kitchen/dining room forms the heart of the home, fitted with an extensive range of shaker-style wall and base units, generous worktop space, integrated appliances and ample room for a family dining table, it offers a sociable environment for both everyday life and entertaining. A door leads directly into the conservatory, creating a seamless connection between the principal living spaces.

The first floor continues to impress, with a spacious landing providing access to three well-proportioned double bedrooms and the family bathroom. The generous principal bedroom is a particularly inviting retreat, benefiting from extensive fitted wardrobes that provide excellent storage, together with a well-appointed en-suite shower room. Bedrooms two and three are both comfortable double rooms, each offering ample space for freestanding furniture. Bedroom three also benefits from an extensive range of fitted wardrobes. Completing the first floor is the family bathroom, fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC, serving the remaining bedrooms.

To the front, a driveway provides off-road parking and leads to the attached garage, while an additional parking area, accessed via electric gates, offers further secure parking. The rear garden is a particular feature of the property, enjoying a level, private aspect and having been beautifully maintained. Predominantly laid to lawn with well-stocked borders, mature trees and established planting, the garden provides an attractive setting. A paved terrace adjoining the conservatory creates the perfect spot for al fresco dining, while a greenhouse, garden shed and additional gravelled seating area further enhance the outdoor space.

Occupying a tucked-away position within a peaceful cul-de-sac, the property enjoys the convenience of a short, level walk into the town centre, where a range of shops, amenities and everyday facilities are readily accessible.



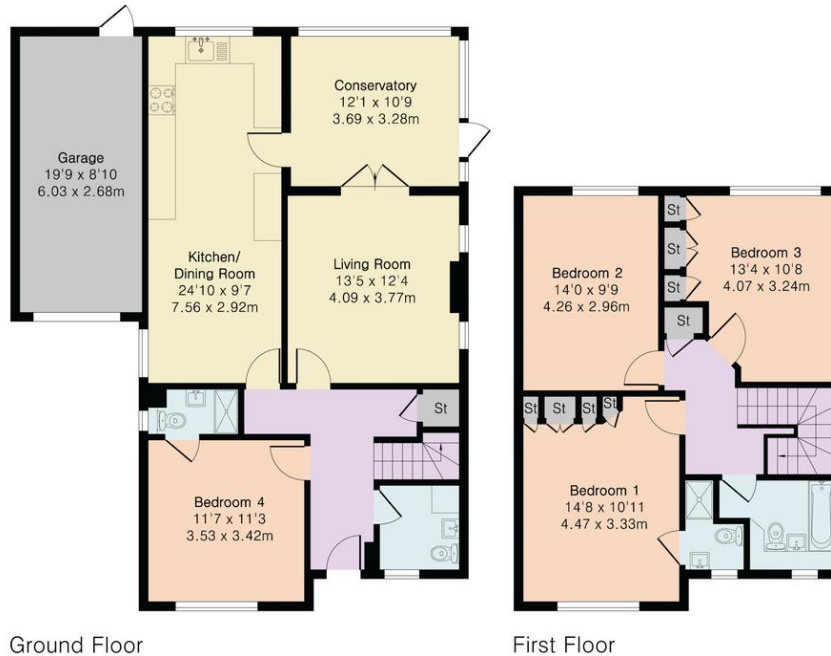
the floorplan...

Approximate Gross Internal Area 1505 sq ft - 140 sq m (Excluding Garage)

Ground Floor Area 880 sq ft – 82 sq m

First Floor Area 625 sq ft – 58 sq m

Garage Area 174 sq ft – 16 sq m



Ground Floor

First Floor



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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. 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 (approximately 11 miles), which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co Op 0.1 mile
Town centre: Bovey Tracey 0.4 mile
Supermarket: Lidl 0.4 miles
Exeter: 18.1 miles
Plymouth: 32 miles

Relaxing

Beach: Teignmouth 10.8 miles
Park: Stover Country Park 2.5 miles
Haytor: 4 miles

Travel

Bus stop: (Dolphin Square) 0.1 mile
Train station: Newton Abbot 6.1 miles
Airport: Exeter 17.9 miles

Schools

Bovey Tracey Primary School: 0.4 mile
South Dartmoor Community College: 7.8 miles
Stover: 3.5 miles

Please check Google maps for exact distances and travel times.
Property postcode: **TQ13 9SB**

how to get there...

From the office in Bovey Tracey, head down Station Road,. Before Brookside Cafe, turn left on to Brook Close. The property can be found in front of you.





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

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