



NO ONWARD CHAIN. A well-presented three double bedroom semi detached home offering versatile accommodation, including a dual-aspect living room, dining room, fitted kitchen and garden room. Benefitting from established gardens, rear patio, driveway parking for two vehicles and useful storage.

1 Moor Lane | Bovey Tracey | TQ13 9YE

complete.

thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

1200 sq ft



LOCATION

Bovey Tracey



AGE

1920s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Conservatory



EPC RATING

TBC



COUNCIL TAX BAND

C



in a nutshell...

- Three double bedroom family home
- Dual-aspect living room with feature fireplace
- Separate dining room and garden room
- Fitted kitchen with shaker-style units
- Family bathroom and ground floor cloakroom
- Beautifully established gardens with mature planting
- Driveway parking
- Subject to Three Year Devon Rule
- NO ONWARD CHAIN
- Bovey Tracey





the details...

The ground floor offers spacious and versatile accommodation, perfectly suited to modern family living. Positioned to the left of the property, the impressive dual-aspect living room is flooded with natural light from windows to two elevations and features an attractive fireplace, creating a warm and inviting atmosphere. The dining room provides a flexible setting for both everyday family life and entertaining, with French doors opening directly onto the rear garden. Glazed double doors connect the dining room to the well-appointed kitchen, which is fitted with a range of shaker-style units, complemented by generous work surface space and room for appliances. Beyond the kitchen is a bright garden room overlooking the garden, offering additional versatile accommodation that could be utilised as a home office, dining area, playroom or further reception space. A useful cloakroom is conveniently located off the garden room. Overall, the ground floor provides an excellent blend of living and entertaining space, with a seamless flow between the reception rooms and direct access to the garden.

To the first floor, a central landing leads to three well-proportioned double bedrooms and the family bathroom. The principal bedroom is a particularly generous room, enjoying a pleasant outlook and offering ample space for a range of bedroom furniture, together with useful built-in storage. Naturally bright from dual aspect windows and well presented throughout, it provides a comfortable and relaxing retreat. The remaining two bedrooms are both generous doubles. One enjoys a front aspect, while the other overlooks the rear garden. The family bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC, complemented by tiled walls and a window providing natural light and ventilation. The first floor offers excellent bedroom accommodation, with three genuine double bedrooms and a well-appointed family bathroom.

The property enjoys attractive and well-established outside space, with the majority of the garden positioned to the front of the house, creating a private and colourful setting. Beautifully stocked with a variety of mature shrubs, flowering plants and established borders, the garden offers year-round interest. A central lawn is complemented by well-maintained planting beds, together with a charming pergola and seating areas. To the rear of the property, adjacent to the garden room, is a sheltered patio area, ideal for outdoor dining and entertaining, with direct access from the house. The property also benefits from off-road parking with driveway space for two vehicles, along with useful garden storage. Overall, the outside space is a particular feature of the property, combining established planting, lawned areas and seating terraces to create a delightful garden environment.

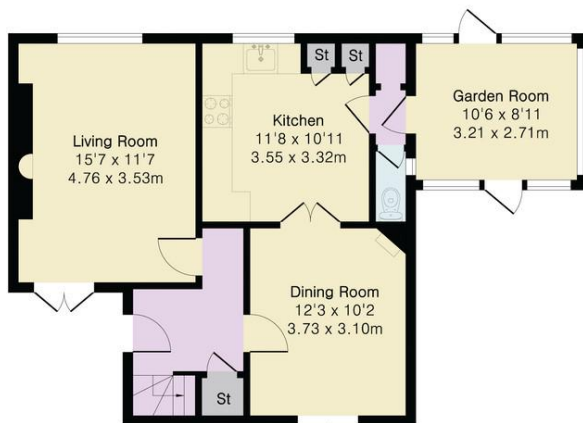
SUBJECT TO THREE YEAR DEVON RULE.



Approximate Gross Internal Area 1200 sq ft - 111 sq m

Ground Floor Area 650 sq ft – 60 sq m

First Floor Area 550 sq ft – 51 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. 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.

Shopping

Late night pint of milk: Asda Petrol Station 0.5 mile

Town centre: Bovey Tracey 1.2 miles

Supermarket: Lidl 1.1 miles

Newton Abbot: 5.6 miles

Exeter: 16.6 miles

Relaxing

Beach: Teignmouth 11.7 miles

Park, swimming pool, cricket, cycle route: 0.8 mile

Stover Golf Club: 2.4 miles

Travel

Bus stop: Ashburton Road 0.2 mile

Train station: Newton Abbot 5.9 miles

Main travel link: A38 2 miles

Airport: Exeter 19.7

Schools

Bovey Tracey Primary School: 1.1 miles

South Dartmoor Community College: 8.1 miles

Stover: 3.5 miles

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

how to get there...

From the office in Bovey Tracey turn left into Station Road and opposite the Dolphin Hotel turn left into Newton Road. Just before the church, turn right onto Ashburton Road and continue for a short distance, over the road bridge. Take the right turning onto Brimley Road, eventually left onto Moor Lane where the property can be found on the left hand side.





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

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