



- Semi-detached family home
- 3 bedrooms
- 2 garages
- Large carport
- Parking for up to 5 cars
- Lounge/diner
- Kitchen
- Family bathroom
- Enclosed rear garden
- Chain free

Our View "We highly recommend a viewing of this property to appreciate all it has to offer."

Three bedroom semi-detached family home in the well-regarded Brimley area of Bovey Tracey. 2 garages, car port, enclosed rear garden and off road parking for up to 5 cars.

Located in the desirable Brimley area of Bovey Tracey, in a quiet cul-de-sac, within flat walking distance of the town centre and not far from the edge of Dartmoor National Park

To the front of the property is a new granite gravel driveway providing off road parking for up to five cars. The property has an attached garage with light, power and water and a large car port located in front which provides a useful covered area.

The property benefits from a second detached single garage with pitched roof which has a separate title but is included in the sale.

To the left of the property there is a side access pathway leading to the rear garden. A glazed front door located at the rear of the car port leads through to the long, spacious lounge/diner complete with feature log burner with Dartmoor granite lintel and Welsh slate hearth. This space can easily be separated into dining and seating areas if preferred. There is a service hatch to the kitchen as well as an under stairs storage cupboard. Sliding patio doors open onto the rear garden allowing ease of access. The kitchen has matching wall and base units with integrated electric oven and hob. Plumbing and space for washing machine as well as a space for a fridge freezer. There is a back door giving access to the side of the property and the service hatch to the lounge/diner. The wall from the kitchen to diner could easily be removed to created a light filled kitchen/diner.

On the first floor there are three bedrooms: two double bedrooms with built-in wardrobes. The third bedroom is a small double/single in size. The family bathroom has a white bathroom suite consisting of a bath with new electric shower over, WC and wash basin.

The whole house interior is newly decorated. All the windows and doors are double glazed.

Outside to the rear of the property you have a patio area accessed from the lounge/diner which leads down to a lawned area with paved footpath to the pedestrian gate at the bottom of the garden. The garden is bordered by mature shrub and plant borders.

Tenure: Freehold

Services: All mains services connected. Wiring installed for TV, satellite, internet and phone. Internet speeds are good using fibre to the cabinet (FTTC) or Airband. BT are rolling out fibre to the premise (FTTP) in 2023.

Council Tax Band C

EPC Band D

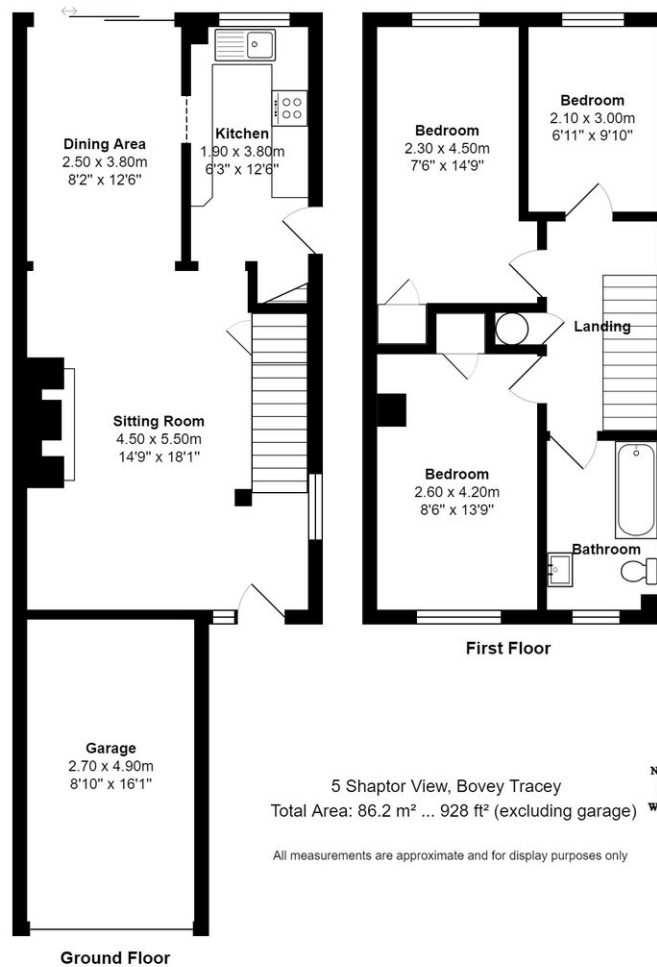
The country town of Bovey Tracey is on the edge of the Dartmoor National Park.

Around 2.5 miles from the town, at Heathfield, there is access to the A38 Devon Expressway, connecting to Exeter and the M5 motorway.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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Shaptor View, Ashburton Road, Bovey Tracey, Newton Abbot, Devon

Ref: WNA-1460009

Tenure: Freehold

01626 364900

£320,000

woodshomes.co.uk

