





# Meadowside Devon House Drive Bovey Tracey TQ13 9HD

**A stunning, extended and beautifully modernised four double bedroom bungalow with amazing far reaching views and a southern aspect garden. Situated on the edge of Bovey Tracey in a small private cul-de-sac.**

- Exceptional extended and modernised bungalow
  - Private cul-de-sac location
- Stunning kitchen/dining room with far reaching rural views
- Sitting room with feature Wood Burning Stove
- Four double bedrooms, with master en-suite
  - Carport, garages and parking
- Adjacent to grounds of a historic building
- Double glazed with gas fired central heating
  - Viewing highly recommended



Meadowside is a striking semi-detached bungalow situated adjacent to the grounds of the historic Devon House. The property and has been both thoughtfully and considerably extended and modernised by its current owner to an extremely high level throughout. The accommodation has a spacious feel and layout, and the extensions provide a stunning kitchen/dining room across the rear of the property from where you will find far reaching open views across Bovey Tracey and far beyond.

The modern integrated kitchen/dining room is open plan and has a range of high gloss grey fronted cabinets. A feature of the room is the skylight "lantern" which is remote controlled. Near the entrance there is also a utility cupboard with space and plumbing for a washing machine and tumble drier. From the dining area bi-fold doors lead out onto the raised decking offering stunning views. The large sitting room has a feature fireplace inset with electric log burner.

The four double bedrooms all offer a generous feeling of space. The master bedroom has a built in wardrobe and benefits from an en-suite shower room with modern white suite comprising of bath with shower over, wall mounted WC, wash basin and ladder style towel rail. The family bathroom is really something and as with the rest of the property is finished to an extremely high standard and delivers that 'wow' factor.



The family bathroom is fitted with a modern white suite with vanity style twin sinks with storage below, large double ended bath, wall mounted WC and walk in shower/wet room area with large “rose” waterfall shower head with separate handheld shower.

**OUTSIDE:** At the rear of the property views can be enjoyed from a raised composite decked area, while the rest of the garden is mostly laid to lawn, with fencing surround offering both privacy and security for pets and young children. There is a play area to the end of the garden with skateboard ramp and large shed.

At the front of the property, there is a large carport leading to the entrance hall while on the other side of the private lane there are two garages and off road parking for a further three or four cars.

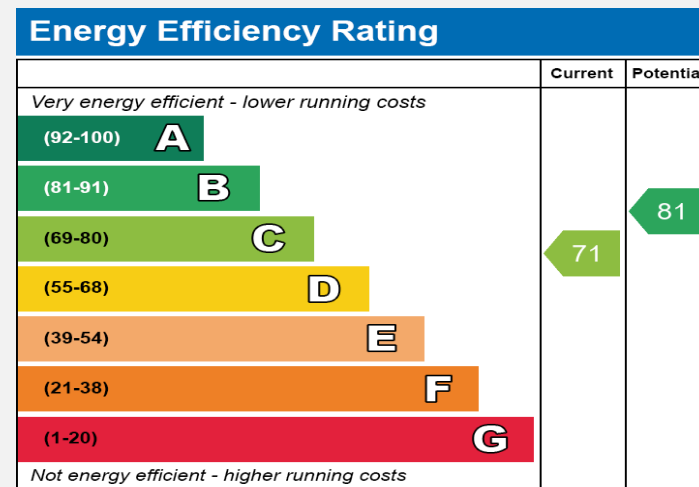
This beautifully presented property located in a quiet situation with the magnificent far reaching views really does deserve to be viewed in order to fully appreciate its size, style and finish, based on that a viewing really does come highly recommended. The property is situated at the end of Devon House Drive, on the eastern side of the town.

The country town of Bovey Tracey is on the edge of the Dart moor National Park and offers a good range of amenities, with a number of shops, a library and a primary school, as well as doctors, dentists and veterinary surgeries. A variety of recreational activities are available in the area, including walking, riding, fishing, and golf. Around 2.5 miles from the town, at Heathfield, there is access to the A38 Devon Expressway, connecting to Exeter and the M5 motorway to the north and Plymouth to the south.

**DIRECTIONS:** From the public car park in Station Road, Bovey Tracey, turn right. Continue up through Fore Street and East Street into Bradley Road and after the Parish Church on the left, take the next turning left into Coombe Lane. Take the second turning left into Devon House Drive and continue straight ahead into the grounds of Devon House. Take the left hand fork in the drive and proceed to the rear of the building. Turn left and Meadowbank is the second property on the left.

**SERVICES:**

Mains gas, electricity, water. Council Tax Band ‘D’, EPC Rating ‘C’.



**TENURE:** Freehold

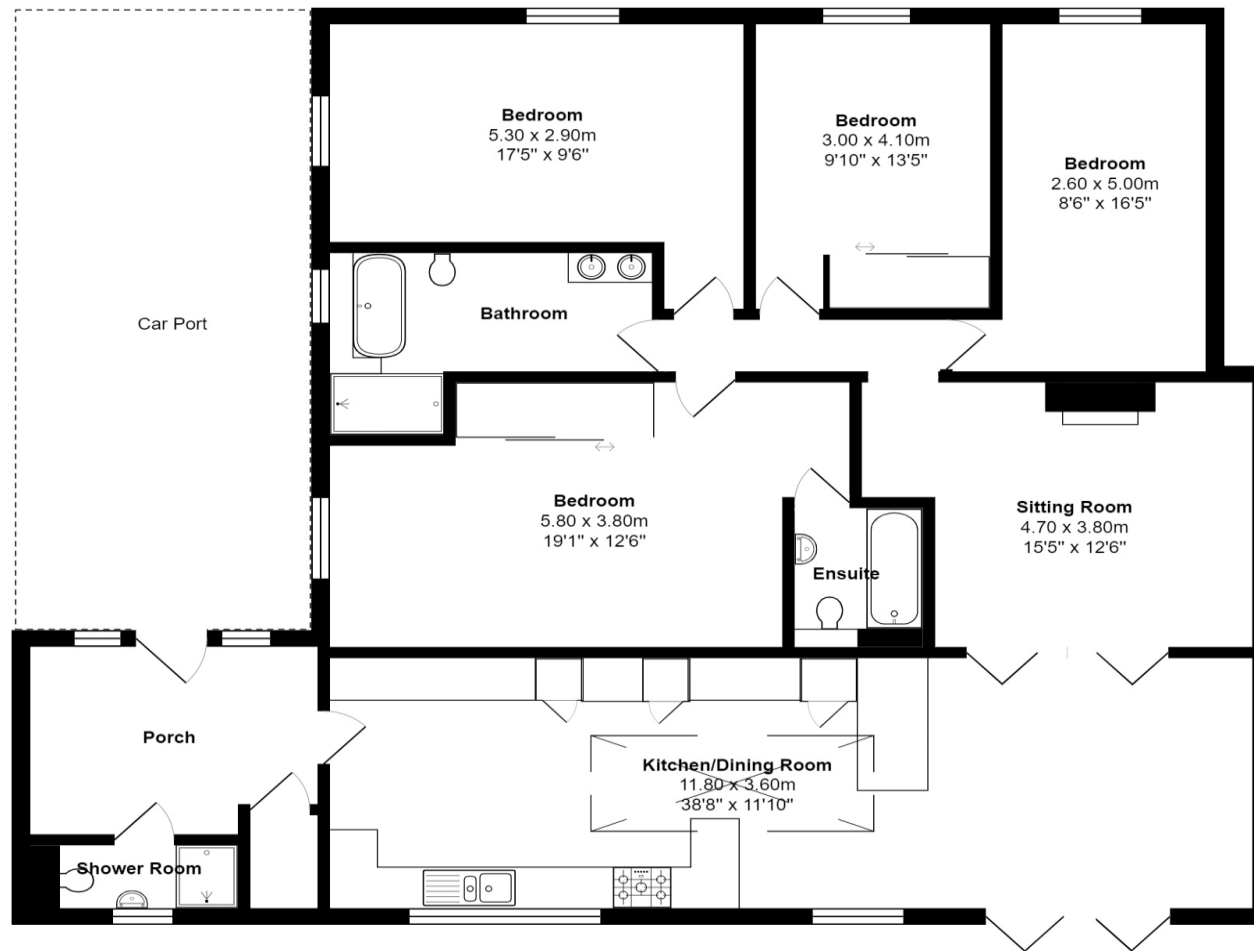
**Our Ref:** WTC-91385752

**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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Meadowside, Devon House Drive, Bovey Tracey  
 Total Area: 161.9 m<sup>2</sup> ... 1743 ft<sup>2</sup>



All measurements are approximate and for display purposes only

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