



- A Modern Detached House
- Entrance Hall with Cloakroom/WC
- Spacious Lounge with Bay Window
- Kitchen with good range of storage
- Separate Dining Room with Doors leading out to the garden
- Utility Room
- Master Bedroom with En-suite Shower Room
- Three Further Bedrooms Family Bathroom
- Good Size Enclosed Garden
- No Onward Chain

*Our View "A lovely family home presented in good order with good access to local amenities and facilities"*

A well-presented four bedroom detached family home with garage, parking and garden, situated in the highly sought after tucked away cul de sac position in Bovey Tracey



This modern well presented detached house offers a spacious and comfortable family living space. Upon entering the property, you are welcomed into an entrance hall with stairs rising to first floor and a ground floor cloakroom/WC, providing convenience for guests and family members alike.

The lounge is a highlight of the property, featuring a large bay window to the front of the room and a gas fireplace providing a central focal point.

The kitchen is well-equipped with a good range of wall and base level kitchen units, providing ample space for storage, a window overlooks the rear garden and there is a built-in double oven with gas hob.

Adjacent to the kitchen is a separate dining room, perfect for hosting dinner parties or enjoying family meals. The dining room also enjoys patio doors leading out to the garden, offering a seamless transition between indoor and outdoor living.

Completing the ground floor is a utility room, providing additional storage and laundry facilities with a door leading to the garden. You will also find the wall mounted boiler here.

Upstairs, you will find the master bedroom, complete with an en-suite shower room, offering privacy and convenience. There are also three further generously sized bedrooms, providing ample space for family members or guests.

A family bathroom completes the first floor, featuring a panelled bath, low flush WC, and wash hand basin.

Outside, the property benefits from a good-sized enclosed garden, providing an ideal space for children to play or for hosting summer barbecues. The garden also offers a great degree of privacy, allowing you to relax and unwind in peace. Additional features include a garage and off-road parking, ensuring ample space for multiple vehicles.

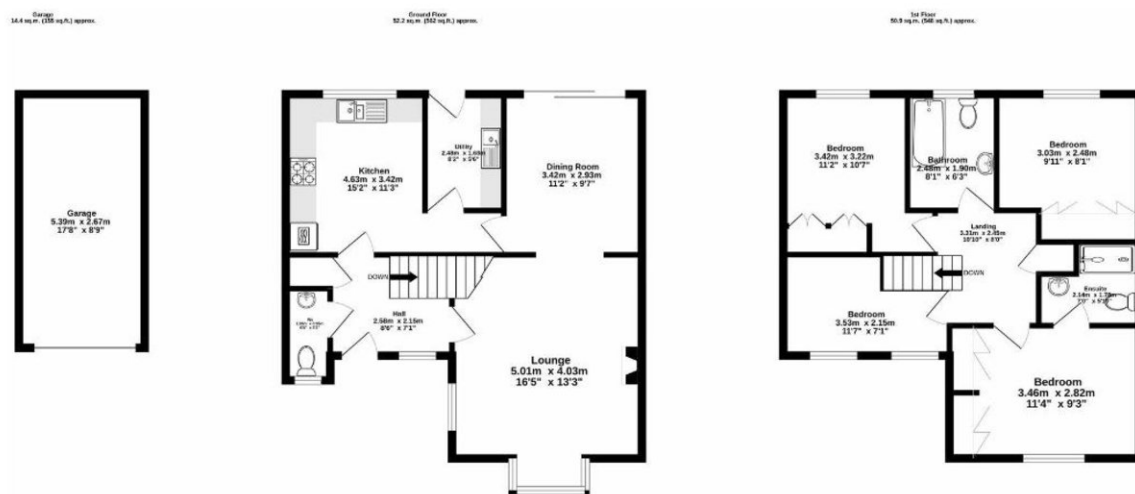
Situated in the highly sought-after Cul-De-Sac in Bovey Tracey, this property offers the perfect blend of peaceful living and convenient access to local amenities. With no onward chain, this property is an excellent opportunity for those looking for a spacious and well-presented family home.

Council Tax Band E for the period 01/04/2023 to 31/03/24 financial year is £2,272.15



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



TOTAL FLOOR AREA : 117.4 sq.m. (1264 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure: Freehold

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Mannings Meadow, Bovey Tracey

£475,000

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