

Call **01626 818094**
to find out more



16, Staddons View, Bovey Tracey, Devon, TQ13 9HW

£345,000



- Detached Bungalow
- Elevated Location
- Lounge/Dining Room and Kitchen
- Two Double Bedrooms and One Single Bedroom
- Shower Room
- Garage and Driveway
- Front and Rear Gardens with Countryside Views
- Available Chain Free
- EPC Rating D
- Tenure: Freehold



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Step Inside

The front door is located to the side of the property accessed through a useful porch area. The entrance hall leads to the kitchen which has plenty of fitted cupboards with space for several appliances and a built in electric oven and hob, with an extractor hood over. There is also a wall mounted gas boiler.

The living room has dual aspect windows to allow maximum light in and countryside views. There is a modern electric fire inset to a fireplace which could be opened up again to put in a wood burner if required. A door leads through to an inner hall with an airing cupboard housing the water tank and access to a loft space.

There are two double bedrooms overlooking the rear garden and a further single bedroom. The shower room has a white suite WC, basin and shower cubicle with a mains shower.



Your Notes:

Measurements:

Lounge/Dining Room: 5.19m x 3.39m (17'10" x 11'1")
Kitchen: 2.72m x 2.65m (8'11" x 8'8")
Bedroom: 4m x 2.72m (13'2" x 8'11")
Bedroom: 3.39m x 3.04m (11'1" x 10'0")
Bedroom: 2.72m x 2.07m (8'11" x 6'9")
Garage: 4.90m x 2.48m (16'1" x 8'2")

Step Outside

A driveway leads up to a single garage at the side of the property with an up and over door and power connected. The front garden is mainly laid to lawn with an array of shrubs, plants and flower beds.

There is a gate leading through to the rear garden from the side of the property, which has a slight slope from left to right, mainly laid to lawn the mature garden has plants, shrubs and flower beds offering plenty of colour throughout the year. There are a few steps which lead to a shed and a small greenhouse, with a paved seating area creating an ideal place to relax and take in the views across the surrounding countryside.

USEFUL INFORMATION:

Mains electric, gas, water and drainage connected. EPC Rating is D Council Tax Band C.

Price £350,000 - Tenure: Freehold



Agents insight:

"This delightful bungalow is situated on an elevated plot so the views from the front and rear gardens are something quite special.

It has a garage, plenty of parking on the driveway and is available with no onward chain."

LOCATION:

This detached bungalow is ideally located on an elevated position in Bovey Tracey. Known as the "Gateway to the Moors", this bustling town offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis courts. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within half an hour's driving distance.

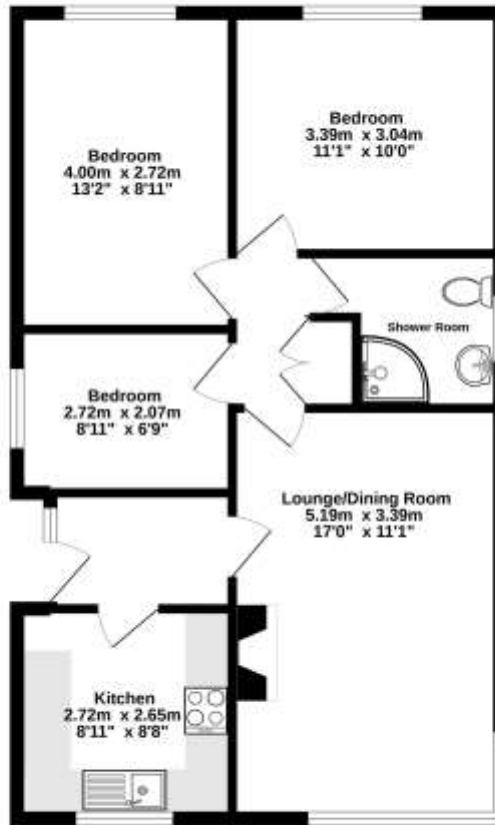
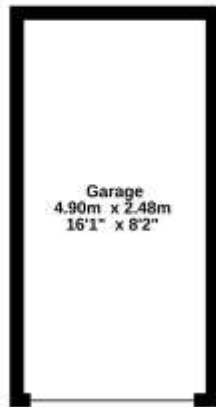


Floor Plan

Energy Efficiency Rating		
	Current	Potential
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The Energy Efficiency Rating (EPC) is a measure of the energy efficiency of a property. It is based on the predicted energy consumption of the property, taking into account the type of property, its size, the type of heating system, and the type of insulation.		
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Garage
12.2 sq.m. (132 sq.ft.) approx.

Ground Floor
65.8 sq.m. (706 sq.ft.) approx.



TOTAL FLOOR AREA: 78.1 sq.m. (767 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms, and any other details are approximate and no responsibility is taken for any error or omission in this document. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The vendor, agent and appraiser shall have no liability for any error or omission in this document. The vendor, agent and appraiser shall have no liability for any error or omission in this document.

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Directions:

From the Chamberlains office in Fore Street, turn left and continue up the hill to the Town Hall and turn left into Mary Street. Proceed on this road taking the second turning left into Crockers Meadow and continue to the end. Turn left into Staddons View and the property can be found on the left indicated by a Chamberlains For Sale board.

Disclaimer:

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.