



3 Mannings Meadow, Bovey Tracey TQ13 9SA

Guide Price £485,000



STEP INSIDE:

On entering the property, the bright hallway has a staircase to your left with a conveniently located downstairs WC with wash basin under the stairs and a doorway to the right leading into the living room.

The living room boasts plenty of light from the bay window, an inset gas fire with mantle piece over and an arch way that opens through to the dining room area, with double sliding doors that lead to on the rear garden.

The kitchen has an array of cupboards and drawers with plenty of storage, a built in eye level cooker and a gas hob and space for a fridge freezer. The sink area overlooks the garden, and there is a separate utility area which currently has a built-in sink, space for a washing machine and is home to the boiler. There is a back door leading out to the garden.

Upstairs the spacious landing leads to four bedrooms and a family bathroom.

The master bedroom faces the front of the property and has an en-suite shower, WC and wash basin. There are built in wardrobes with bi-folding doors providing ample storage.

The second bedroom also faces the front of the property and is a good-sized double room with plenty of light.

The third bedroom faces the rear of the property overlooking the garden and has a built-in wardrobe for storage and ample use of the space.

The fourth bedroom is perfect for a single bedroom or a study and overlooks the rear of the property.

The family bathroom has a bath, WC and a wash basin. A window allows natural light in.

The landing has access to the loft and an airing cupboard with wooden shelving, perfect to keep all the bedding and fresh towels.

The property will benefit from modernising throughout and has the perfect potential to be a wonderful home.



ROOM MEASUREMENTS:

Lounge: 17'9" x 11'2" (5.42m x 3.41m)

Dining Room: 10'2" x 9'5" (3.11m x 2.86m)

Kitchen: 11'7" x 10'2" (3.52m x 3.11m)

Master Bedroom: 13'4" x 11'2" (4.07m x 3.41m)

Bedroom: 15'3" x 9'7" (4.65m x 2.93m)

Bedroom: 11'2" x 10'2" (3.41m x 3.11m)

Bedroom: 10'2" x 9'7" (3.11m x 2.93m)

Bathroom: 6'8" x 6'3" (2.02m x 1.98m)

Garage: 18'2" x 9'7" (5.55m x 2.93m)



STEP OUTSIDE:

To the front of the property, one half is a tarmac driveway leading up to a single garage with an up and over door and the other half is laid to lawn. There is access to the rear of the property from a wooden gate on the left side of the property. The rear garden is flat, with the first part paved and the rest laid to lawn. There is currently a shed in the far left hand corner. The garden has wooden fencing along the left side and an array of shrubs and trees at the end, providing a private feel. This garden is the perfect blank canvas to put your own stamp on it.

LOCATION:

Ideally located in a popular residential area, in the heart of 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.





AGENTS INSIGHT:

"This property is located in a charming area of Bovey Tracey and only a short walk into the town.

It is spacious, bright and gives off a real homely feel. With off road parking, a garage and an attractive level garden, this is highly recommended to view.

It boasts amazing potential for someone who is looking to put their own stamp on a property."

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: E (£2,647p.a 2022/23)

EPC Rating: D

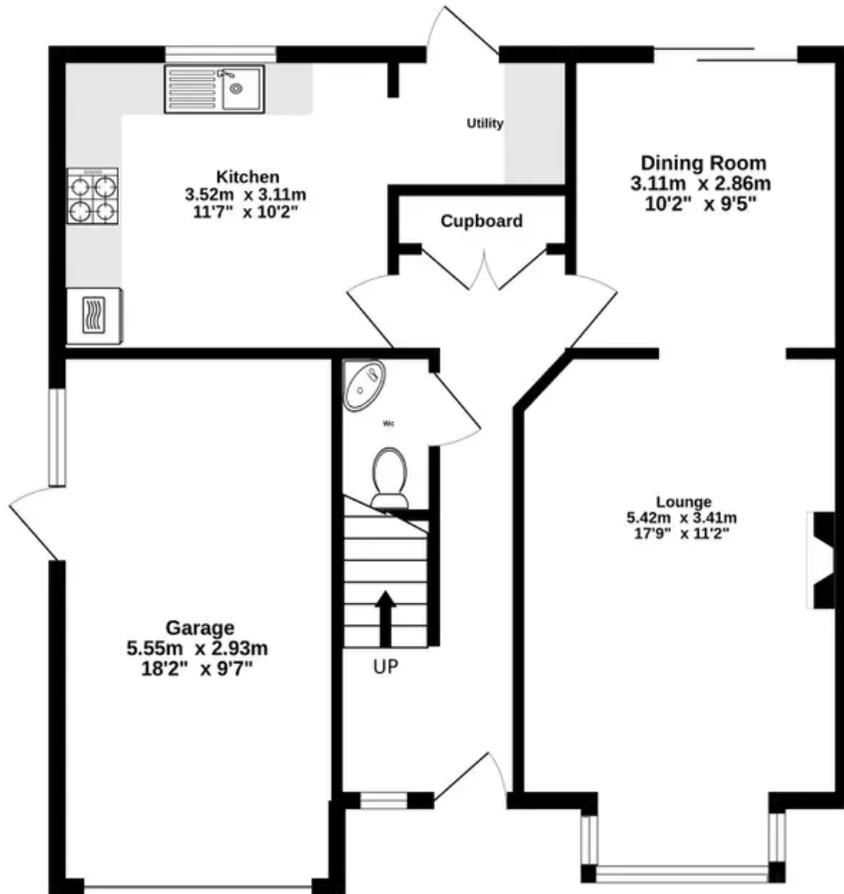
Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

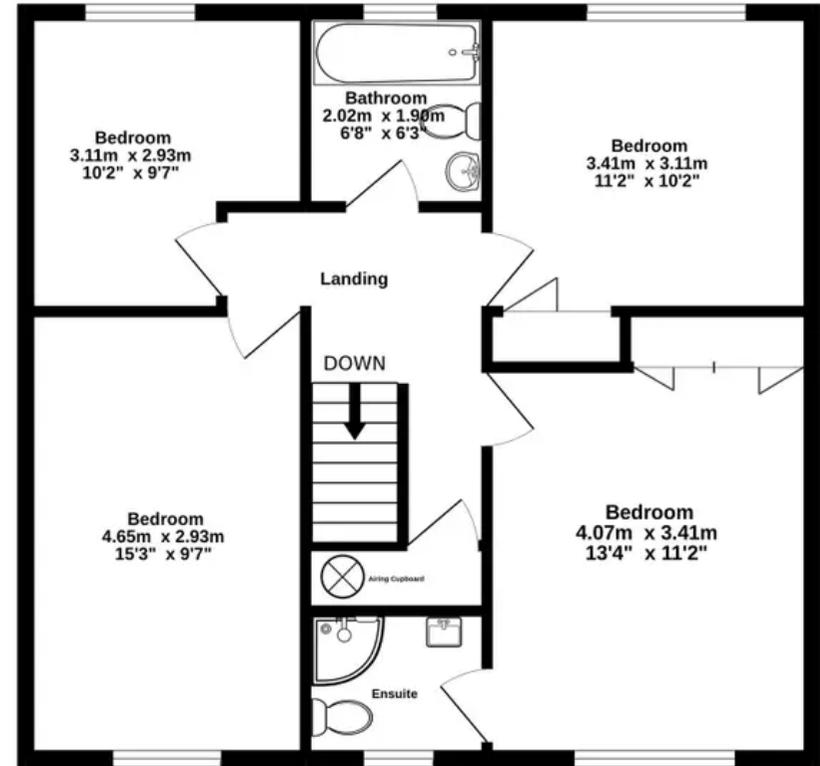
Heating: Gas central heating



Ground Floor
67.7 sq.m. (729 sq.ft.) approx.



1st Floor
63.9 sq.m. (688 sq.ft.) approx.



TOTAL FLOOR AREA : 131.6 sq.m. (1417 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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