



8 The Oaks, Bovey Tracey

Guide Price £425,000

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8 The Oaks

Bovey Tracey, Newton Abbot

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.

STEP INSIDE:

An arched porchway shelters the front door, which leads into a hallway with doors leading to all rooms. There is a useful coat cupboard, an airing cupboard with slatted shelving and houses the Worcester Combi Boiler. There is access to the part boarded attic space with a pull down ladder and power/light connected.

The master bedroom has a built in wardrobe and an en-suite shower room with a shower cubicle, WC and basin. The two further double bedrooms, both have built in wardrobes. The shower room comprises shower cubicle, WC and vanity unit basin.

The kitchen has plenty of cupboards, a built in eye level, electric oven, a gas hob and extractor hood over. There is a built in fridge/freezer and space for two further appliances. A handy door leads out to the side of the property.

The living room is a good size with space for a dining table and also has a modern wall mounted electric fire, giving a focal point to this bright room. There are sliding patio doors out to the rear garden and patio doors open out to the conservatory. Further patio doors lead from the conservatory to the rear garden giving an extra room to relax in all year round.

The bungalow is Upvc Double Glazed throughout and its light décor makes this home lovely and bright.







GARDEN

The front of the property has a paved pathway leading to a pretty arched entrance with gravelled and lawned areas. To one side is the tarmac driveway and single garage with an access gate to the rear garden. To the other side is a gateway also leading to the side kitchen door and onwards to the rear garden. The west facing rear garden has a patch of astro turf for easy maintenance with both paved and gravelled areas which provide seating for sunny days. A array of flower beds provide colour. The garden is fully enclosed with wooden fencing. The single garage has an electric roller door, eaves storage space and power/light connected.

Garage

Single Garage

On Drive

2 Parking Spaces

ROOM MEASUREMENTS:

Lounge/Diner: 21'2" x 14'7" (6.46m x 4.44m)
Kitchen: 10'10" x 10'2" (3.30m x 3.10m)
Conservatory: 11'3" x 9'7" (3.43m x 2.93m)
Master Bedroom: 13'0" x 11'3" (3.96m x 3.43m)
En-Suite: 7'11" x 4'5" (2.42m x 1.34m)
Bedroom: 12'8" x 9'10" (3.86m x 3.00m)
Bedroom: 12'8" x 8'10" (3.86m x 3.70m)
Shower Room: 7'11" x 5'9" (2.42m x 1.76m)
Garage: 18'2" x 8'8" (5.54m x 2.65m)

AGENTS INSIGHT:

"This wonderful home is well laid out and all the rooms are of a good size. Well presented with light décor, we feel that most people would be able to move straight in. The location is ideal as you are in a quiet Cul-De Sac but close enough to the town centre to enable you to not have to get in the car every time you want to pop into town."

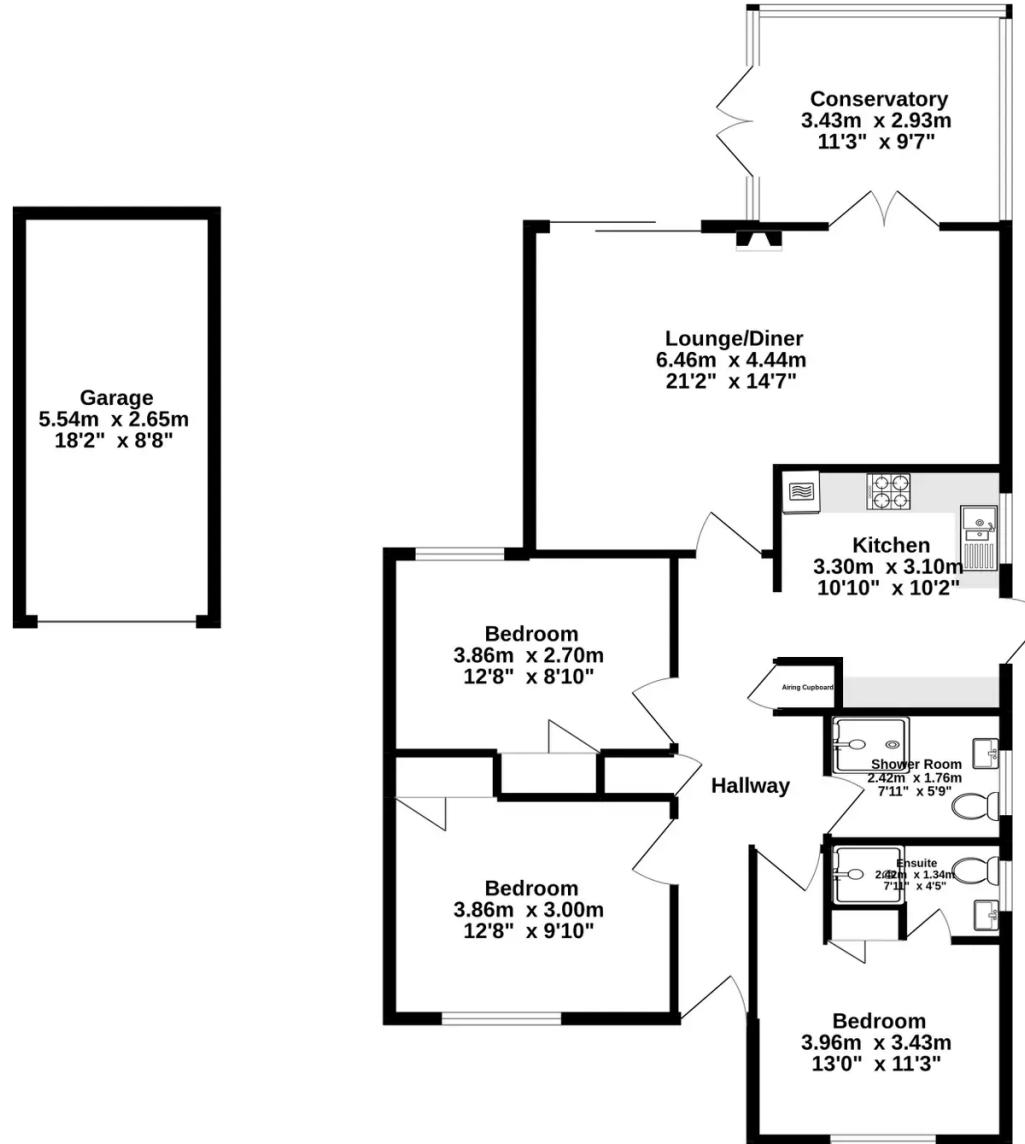
USEFUL INFORMATION:

Heating: Gas central heating (Installed 2021) ???
Services: Mains water, drainage, electricity and gas.
Local Authority: Teignbridge District Council
Council Tax Band: E (£2647.27pa 2022/23)
EPC Rating: C
Tenure: Freehold



Garage
14.7 sq.m. (158 sq.ft.) approx.

Ground Floor
96.9 sq.m. (1043 sq.ft.) approx.



TOTAL FLOOR AREA : 111.6 sq.m. (1201 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 sales 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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