



2 De Tracey Park, Bovey Tracey

Guide Price £425,000

2 De Tracey Park

Bovey Tracey, Newton Abbot

This Four Bedroom Detached property is ideally located in the heart of Bovey Tracey, only a short walk from the Bustling Town and is perfect for someone looking to make a House a Home.

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 court. 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 Charming 4 Bedroom Detached property is ideally located in the heart of Bovey Tracey and is in walking distance to the bustling Town.

The extra room located downstairs is perfect for someone who works from home requiring a study or a family who would love a separate playroom.

The outside space is easily maintainable and it benefits from a double Garage and a driveway.

The House feels spacious and has plenty of storage and is the ideal property for someone looking to make a House a Home.



2 De Tracey Park

Bovey Tracey, Newton Abbot

STEP INSIDE

The ground floor comprises of a kitchen, utility Room, open plan lounge & dining Room, a downstairs WC, a conservatory to the rear of the property and an extra room located to the front of the property, perfect for a study/play/crafts room.

As you enter the property into the hallway, there is a staircase leading upstairs, and to your right, the doorways leading to the extra study/play room and downstairs WC and a convenient storage cupboard to the far end. As you enter towards the kitchen, there is a separate utility room with space for a washing machine & drier and is home to the gas boiler. There is also another doorway leading out to the side of the property.

The Kitchen, with an outlook towards the rear garden, has ample cabinets and worktop space, with a built-in sink, under counter fridge & freezer, electric hob, and an eye level double oven.

The lounge and dining room is an open plan design with an archway separating the two. The living room currently has a gas fire place with a large window providing plenty of light. Extending on from the dining room is a glass conservatory, with double doors opening out to the rear garden.

The first floor comprises of a master bedroom with built in storage cupboards and an en-suite shower room, two double bedrooms, both with built in storage and a further single bedroom.

The main bathroom has a bath with a mains shower over it, a sink and WC.

The part boarded loft space has a pull down ladder for easy convenience and can be accessed from the landing. There is an airing cupboard with wooden shelves inside, that currently houses the water tank.

With a renovation required throughout, this property is perfectly liveable whilst updating as you go.







Garden

The front area can be accessed through a gate from either side of the property and is paved throughout and there is a small step up to the front door. A Double Garage detached from the property with two separate up and over doors, has power connected and a convenient access door to the side. The rear garden has two different levels and also paved throughout making for easy maintenance, with shrubs and plants surrounding. There is an access through a wooden gate to the side of the property. Perfect for someone looking for an outside space without all the upkeep.

MEASUREMENTS

Study/Play Room: 2.97m x 2.45m (9'9" x 8'0")
 Downstairs WC: 2.45m x 1.48m (8'0" x 4'10")
 Utility Room: 2.45m x 1.56m (8'0" x 5'5")
 Kitchen/Breakfast Room: 4.42m x 3.77m (14'6" x 12'4")
 Lounge: 4.46m x 3.60m (14'8" x 11'10")
 Dining Room: 3.54m x 2.81m (11'7" x 9'3")
 Conservatory: 3.18m x 3.05m (10'5" x 10'0")
 Master Bedroom: 3.65m x 3.54m (12'0" x 11'7")
 En-suite: 2.50m x 1.52m (8'2" x 5'0")
 Bedroom: 3.80m x 3.65m (12'6" x 12'0")
 Bedroom: 3.32m x 2.32m (10'11" x 7'7")
 Bedroom: 3.43m x 2.51m (11'3" x 7'7")
 Bathroom: 2.40m x 2.25m (7'10" x 7'5")

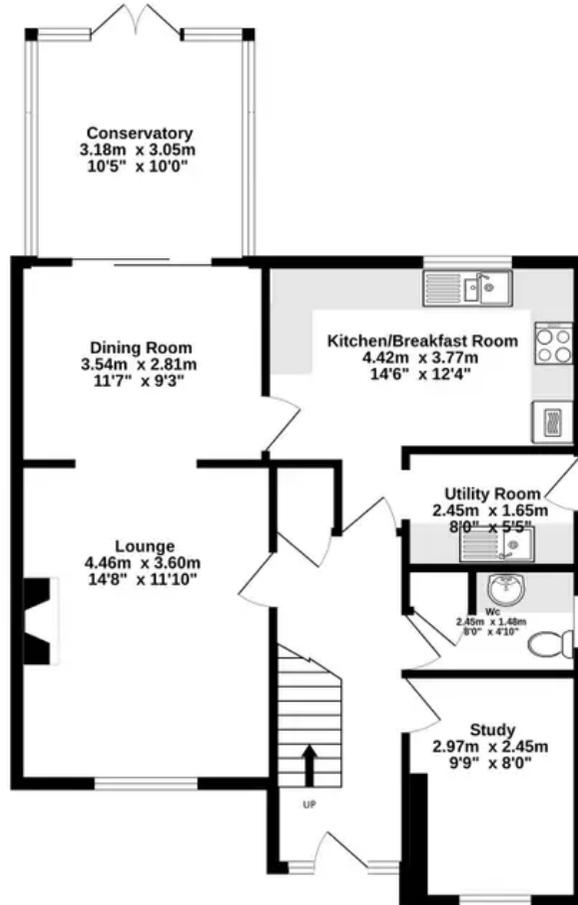
USEFUL INFORMATION

Tenure: Freehold
 Council Tax Band: F (£3,130 pa)
 EPC Rating: D
 Local Authority: Teignbridge District Council
 Services: Mains water, drainage, electricity and gas.
 Heating: Gas Boiler
 Constructed in 1995

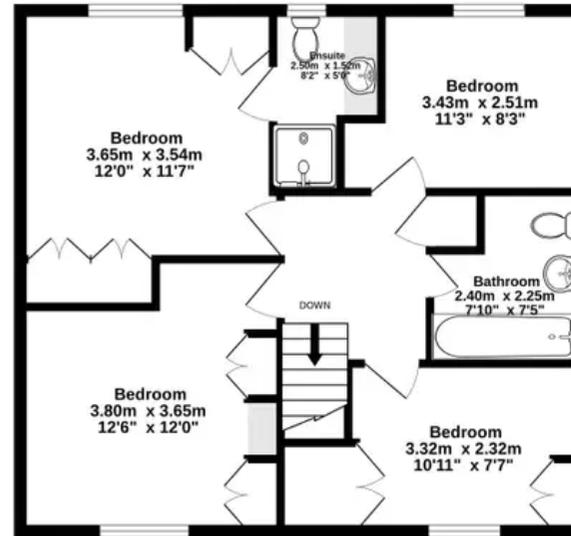




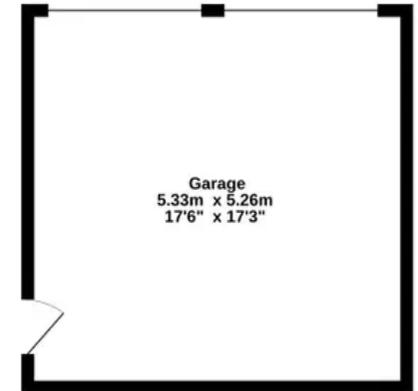
Ground Floor
72.4 sq.m. (779 sq.ft.) approx.



1st Floor
57.5 sq.m. (619 sq.ft.) approx.



2nd Floor
28.0 sq.m. (301 sq.ft.) approx.



TOTAL FLOOR AREA : 157.9 sq.m. (1700 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.

Made with Metropix ©2022





Chamberlains

Chamberlains, 50 Fore Street - TQ13 9AE

01626 818094

boveysales@chamberlains.co

<https://www.chamberlains.co>


chamberlains
the key to your home