



26 Templer Place, Bovey Tracey, TQ13 9GN

Guide Price £345,000

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the key to your home

## 26 Templer Place

Bovey Tracey, Newton Abbot

A Superbly Presented, Four Bedroom, Semi-Detached House with calming views across the Nature Reserve, With Rear Garden, Garage & an allocated parking space, located in a popular residential area of Bovey Tracey.

### LOCATION:

Ideally located in a popular residential area 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 and library. 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.

### MEASUREMENTS:

Lounge/Family Room: 4.91m x 4.19m (16'1" x 13'9")

Kitchen: 3.86m x 3.45m (12'8" x 11'4")

Downstairs WC: 1.88m x 1.04m (6'2" x 3'5")

Conservatory: 2.03m x 1.82m (6'8" x 6'0")

First Floor Living Room: 4.90m x 3.17m (16'1" x 10'5")

First Floor Bedroom: 3.57m x 2.74m (11'9" x 9'0")

Bathroom: 1.95m x 1.68m (6'5" x 5'6")

Second Floor Bedroom: 3.06m x 2.78m (10'0" x 9'1")

Second Floor Bedroom: 3.57m x 2.04m (11'9" x 6'8")

Shower Room: 2.00m x 1.44m (6'7" x 4'9")

Master Bedroom: 4.18m x 3.85m (13'9" x 12'8")

En-suite: 2.04m x 1.48m (6'8" x 4'10")

Garage: 5.31m x 2.54m (17'5" x 8'4")



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### STEP INSIDE:

As you enter through the front door into the entrance hall, there is an inviting feel of warmth and welcome as you take off your shoes and hang your coat, with a staircase in front of you, leading to the first floor and a door way leading through to the kitchen. The modern kitchen is fitted with oak-fronted doors and white granite-effect worktops and has ample space for all your requirements, including an under-counter double oven with a gas hob and extractor fan, an integrated tall fridge-freezer and space for a washing machine and dishwasher.

Flowing through from the kitchen is a spacious downstairs living room, which can be versatile to the requirements of the next owners and could be used as a dining room and/or family room. The current owner has added a conservatory which is a perfect extra to the space, with doors opening out to the garden.

There is a convenient downstairs cloakroom with a WC and wash basin and an under-stair cupboard that has power supply and a vent for the use of a tumble dryer if required.

Heading up to the first floor landing, there is an airing cupboard housing the unvented hot water cylinder which provides mains pressure hot water and shelves for your linen.

To the back of the property there is a secondary living space which again could be a versatile use of space, either as a living room/study/play room.

An internal family bathroom comprises of a bath, WC, wash basin and a heated towel rail and there is a double bedroom with views out over the nature preserve.

Located on the second floor, is the generous Master Bedroom which has French doors out to a Juliette balcony with beautiful, calming views of nature. The en-suite consists of a walk-in shower, WC, wash basin and heated towel rail.

There are two further bedrooms, one double and one single and an additional family shower room also containing a walk-in shower, WC, wash basin and heated towel rail.

There is access to the loft space from the landing should you require it.

The condition of the property is with credit to its current owner who has maintained its 'new home' feel, with stylish décor throughout and its neutral colours, helping create a light and airy feel. Spread over three floors, this spacious property will be the perfect family home.





## GARDEN

As you approach the front property from the footpath, there are railings surrounding a small garden area, perfect for some potted plants with a doorstep to the front door. The rear garden is a good size, fully enclosed and all on the level, making it an ideal space for children or pets. You access it through the newly built conservatory, on to a paved area perfect for seating to gather with friends and family or relax after a hard day's work. The lawned area benefits from fruit trees, shrubs and plants and has a walkway of paved slabs leading up through the middle to the back gate. There is an outside water tap for convenience and being northwest facing, the garden benefits from afternoon sun. The single garage is located to the rear of property, with an up-and-over door and light and power connected, and a convenient pedestrian door from the garden. The garage also has rafters built in for extra storage should you require it. There is one allocated parking space for the property located in the car park at the back of the property.

## USEFUL INFORMATION:

Tenure: Freehold / Constructed in 2012

Council Tax Band: D (£2,099 pa 2022-2023)

EPC Rating: B

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Condensing System Boiler

Please Note: There is an annual charge of approx £245 per year, payable to Remus for the up keep of the roads and woodland/park area at Templer Place. All properties pay this charge.

## AGENTS INSIGHT:

This beautifully presented home is a credit to its current owner, with stylish décor, a warm and homely feel and stunning views across the nature reserve, this spacious property is ready to just move in!

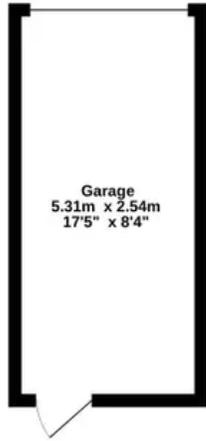
Close to all amenities, schools & nurseries, it's an ideal property for a growing family wishing to live in the Popular Town of Bovey Tracey.



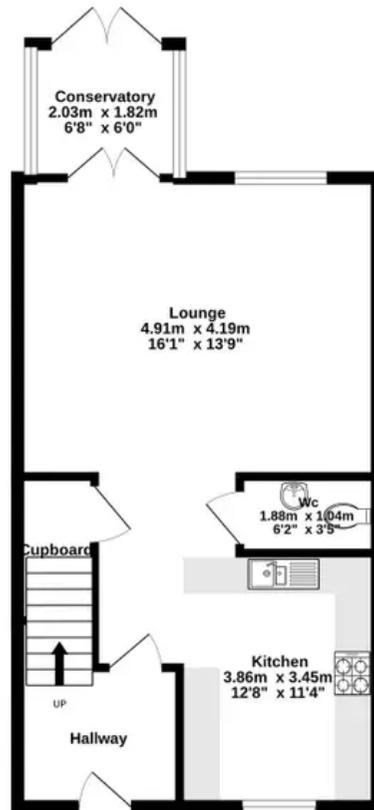




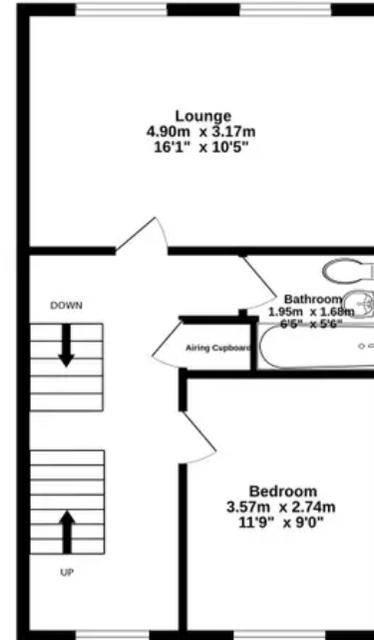
Garage  
13.5 sq.m. (145 sq.ft.) approx.



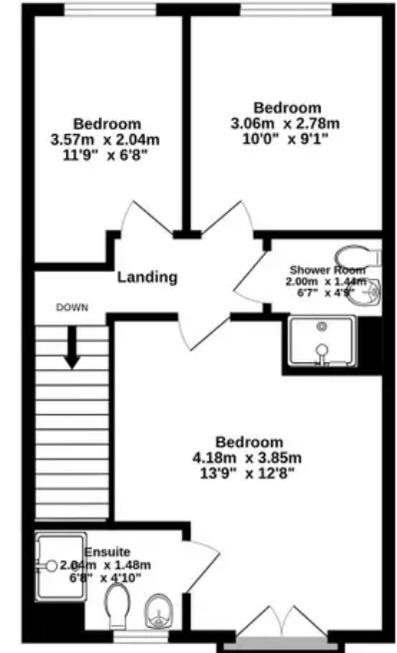
Ground Floor  
45.7 sq.m. (492 sq.ft.) approx.



1st Floor  
42.0 sq.m. (452 sq.ft.) approx.



2nd Floor  
41.4 sq.m. (446 sq.ft.) approx.



**TOTAL FLOOR AREA : 142.6 sq.m. (1535 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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