



## The Accommodation

- |                  |                       |
|------------------|-----------------------|
| ✓ Entrance Porch | ✓ Family Bathroom     |
| ✓ Hall           | ✓ Loft Room           |
| ✓ Sitting Room   | ✓ Double Glazing      |
| ✓ Dining Room    | ✓ Gas Central Heating |
| ✓ Kitchen        | ✓ Two Garages         |
| ✓ Utility Room   | ✓ Parking             |
| ✓ Cloakroom      | ✓ Gardens             |
| ✓ Three Bedrooms | ✓ EPC Rating E        |

*The Seller's View* “We have really enjoyed living in the house and it is conveniently located for access to the A38 Devon Expressway.”



## Brief Description

An attractively presented semi detached house with three bedrooms, a loft room, two garages and parking, situated on the outskirts of the town. \*NO ONWARD CHAIN\*

A front door opens to an entrance porch with a patterned tiled floor. There is a hall with a staircase to the first floor and oak flooring. The dining room has two French doors to the rear garden, a decorative period style fireplace, an under stairs storage cupboard, oak flooring and an open entrance to the sitting room. In the sitting room there is a bay window at the front, a fireplace with a wood burning stove and oak flooring. The kitchen is fitted with a modern range of units with an integral electric oven with a grill, a four burner gas hob and a filter hood. In this room there is a window and a door to the rear garden and Karndean flooring. In the utility room there is a modern range of units, a gas fired boiler, Karndean flooring and a window and a door at the rear. Also, there is a cloakroom with a window. On the first floor there is a landing with a small window at the rear and a staircase to the loft room. The first bedroom is a generous size double room with two windows at the front and a decorative period style fireplace with a built-in wardrobe on one side of the chimney breast. In the second bedroom there is space for a double bed, a window overlooking the rear garden and a decorative period style fireplace. The third bedroom is a single size with a rear aspect window. The bathroom is fitted with a modern white suite and has a window. On the second floor there is a useful loft room extending into the roof pitch, with two Velux windows.

Outside, there is a double width drive at the side and an attached single garage. Approached from an access lane at the rear is a concrete drive leading to a sizeable garage/workshop. The gardens are arranged for relative ease of maintenance and extend on three sides of the property. At the front there is an area of stone chippings with a tree and a shrub bed. At the side there are stone chippings laid, paving and a hedge which continues at the rear. In the rear garden there is paving on different levels.



*Our View* “This is a particularly well presented home with many appealing features.”

The property is situated in Pottery Road in an accessible position on the outskirts of the town. The country town of Bovey Tracey is on the edge of the Dartmoor National Park and offers a good range of amenities, with a number of shops, a library and a primary school, as well as a doctors, dentists and veterinary surgeries. A variety of recreational activities are available in the area, including walking, riding, fishing and golf. Around 2.5 miles from the town, at Heathfield, there is access to the A38 Devon Expressway, connecting to Exeter and the M5 motorway to the north and Plymouth to the south.

### SERVICES

All mains services. Gas central heating.

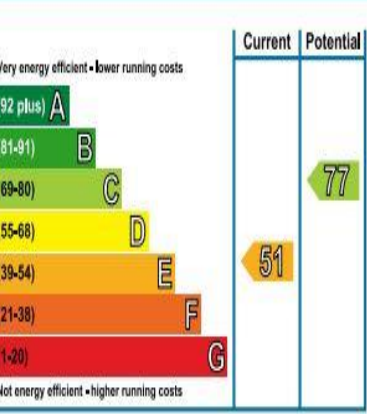
### DIRECTIONS

From the public car park in Station Road, Bovey Tracey, turn left and continue to the end of the road. At the roundabout take the first exit to the A382 road, signposted to Newton Abbot. At the next roundabout take the fourth exit into Pottery Road. Continue for around .3 of a mile and the property is situated on the right hand side.





Energy Efficiency Rating



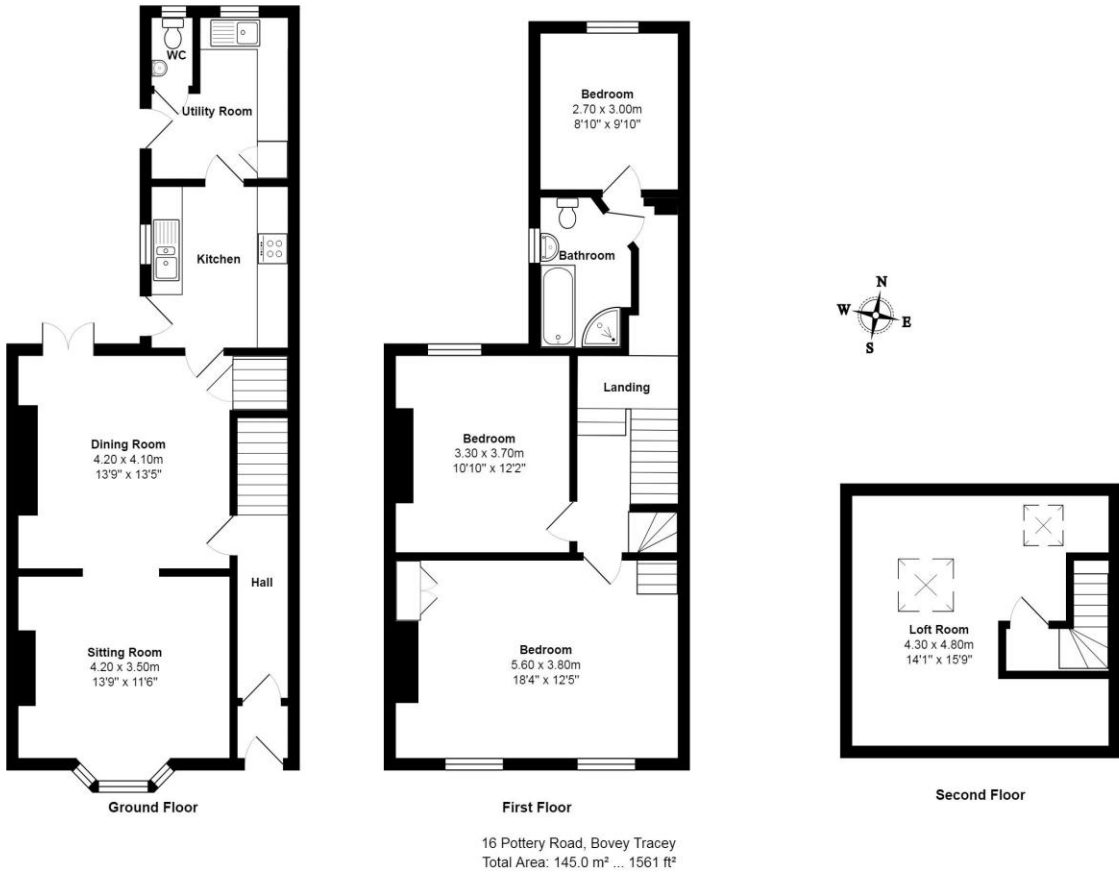
The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



**WOODS**  
PALMER RADCLYFFE

Ref: DPV1621  
**01626 834534**

16 Pottery Road, Bovey Tracey, Devon TQ13 9DS  
£349,950  
[woodshomes.co.uk](http://woodshomes.co.uk)