



The Accommodation

- ✦ Porch & Hall
- ✦ Sitting Room
- ✦ Dining Room
- ✦ Kitchen & Utility Room
- ✦ Conservatory/Sun Room
- ✦ 4 Bedrooms (1 En-Suite)
- ✦ Shower Room
- ✦ Double Garage
- ✦ Ample Parking
- ✦ Gardens

The Seller's View “The property has plenty of space and is in a nice location.”



Brief Description

A significantly extended detached chalet bungalow with sizeable accommodation, in a favoured location on the edge of the town.

A front entrance door opens to a porch which leads to the hall with a storage cupboard and an airing cupboard. The sitting room has a window at the front, a fireplace with an electric fire, a serving hatch from the kitchen and two glazed doors to the dining room at the rear. In the dining room there are windows at the side and rear, a staircase to the first floor, a contemporary electric fire and storage cupboards. There is an open aspect to the kitchen which has a range of units with an integral double oven, a four burner gas hob and a filter hood. There is a conservatory/sun room with windows and a door at the rear. This room also has a skylight window and access to an inner passage with a door to the front. There is a utility room at the rear with a personal door to the double garage. There are four double bedrooms, with three of them situated on the ground floor and the fourth on the first floor. The master bedroom has windows at the front and side, built-in wardrobes, storage cupboards and an en-suite bathroom. The second bedroom has two front aspect windows. The third bedroom has an internal window, a built-in wardrobe and a sink. There is a shower room with a modern white suite. On the first floor landing there is a sizeable storage cupboard and access to the fourth bedroom, with two windows enjoying some rural views and built-in storage cupboards.

Outside, on one side, there is a drive leading to an attached double garage. At the rear there is a gate to a further drive providing parking.

The front garden is partly lawned with flowers and shrubs. On one side, there is a gate to a paved area with shrubs. The rear garden has a south westerly aspect and is partly lawned with a variety of flowers and shrubs. Also, there is paving, a garden store and a larger store, which has been adapted from a former car port and could revert to this.



Our View “This home has quite extensive accommodation which could suit different requirements.”

The bungalow is situated at the start of a cul-de-sac, in the well regarded Brimley area on the edge of the town, just outside the boundary of the Dartmoor National Park. The country town of Bovey Tracey 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. Take the first turning left into Newton Road and after around .2 of a mile, take the right hand turning into Ashburton Road. Proceed for around .2 of a mile and take the right hand turning signposted to Brimley. Continue for around .3 of a mile and the entrance to Chapple Cross is on the left hand side.



Energy Efficiency Rating

Very energy efficient • lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

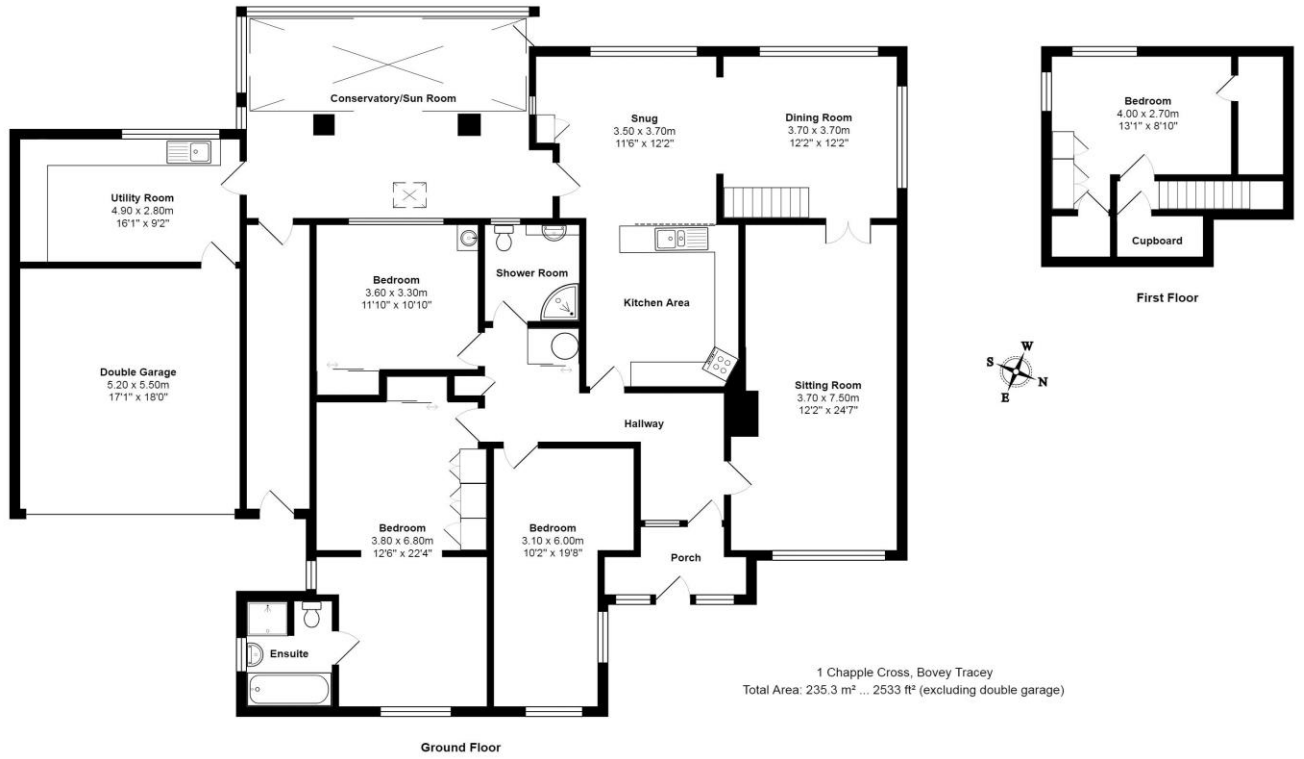
(39-54) E

(21-38) F

(1-20) G

Not energy efficient • higher running costs

| Current | Potential |
|---------|-----------|
| 64 | 82 |



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.

