



The Accommodation

- ✓ Entrance Porch
- ✓ Hall
- ✓ Kitchen/Diner
- ✓ Sitting Room
- ✓ Three Bedrooms
- ✓ Shower Room
- ✓ Double Glazing
- ✓ Gas CH
- ✓ Garage
- ✓ Parking
- ✓ Gardens
- ✓ EPC Rating 'D'

The Seller's View “The bungalow is in a good area of the town and it is within easy reach of the A38 Devon Expressway.”



Brief Description

A thoughtfully extended and improved linked detached bungalow, in a favoured location in the town.

On one side a door opens to an entrance porch which leads to a hall. The kitchen/diner is fitted with a modern range of units including floor and wall cupboards with soft close drawers, lighting, wooden worktops, a breakfast bar, two integrated electric ovens with grills, a four plate induction hob, an extractor hood and a dishwasher. This room also has a window at the side and an open entrance to the sitting room. In the sitting room there are windows at the front and side, two doors on one side and a feature fireplace with a multi-fuel stove. The first bedroom is a double size and has a window overlooking the rear garden. In the second bedroom there is space for a double bed and a rear aspect window. The third bedroom is a single room with a window and a door at the side and is currently used as an office/utility room. The shower room is fitted with a white suite.

Outside, there is a sizeable area at the front providing parking for a number of vehicles and there is an attached garage. On one side there is a gate and an access path. The rear garden is arranged for relative ease of maintenance with stone chippings, raised beds, an area of wooden decking and a concreted area. Also, there is wooden garden shed, a lean-to greenhouse and a wood store.

The bungalow is situated in Ashburton Road, close to Brimley Post Office and a bus stop, around .75 of a mile from the town centre.



Our View “The improvements carried out to the property have made it a particularly appealing home.”

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.

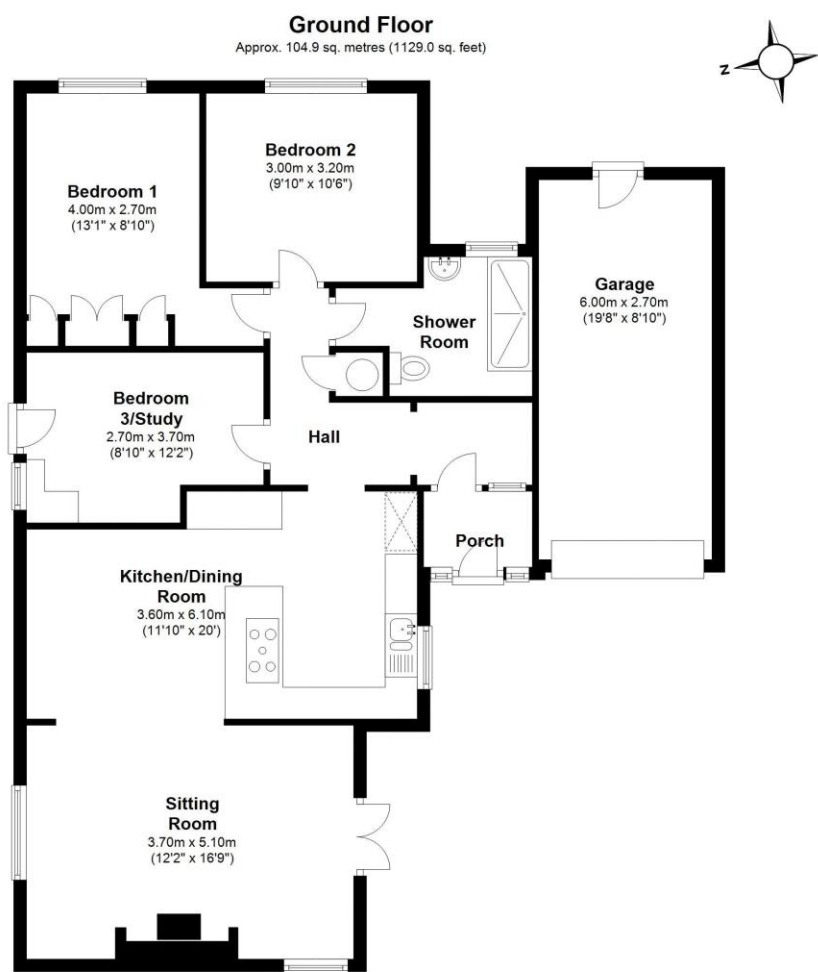
DIRECTIONS From the public car park in Station Road, Bovey Tracey, turn left. Take the first turning left into Newton Road and after around .2 of a mile take the right hand turning just before St Johns Church, into Ashburton Road. Continue for around .3 of a mile and Halcyon is situated on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	67
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



Total area: approx. 104.9 sq. metres (1129.0 sq. feet)
17 Ashburton Road, Bovey Tracey



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

Halcyon, 17 Ashburton Road, Bovey Tracey, Devon TQ13 9BZ

Ref: DPV1734

01626 834534

Guide Price £325,000

woodshomes.co.uk