



The Accommodation

- 🏠 Hall
- 🏠 Cloakroom
- 🏠 Sitting Room
- 🏠 Dining Room
- 🏠 Study
- 🏠 Kitchen/Breakfast Room
- 🏠 Utility Room
- 🏠 4 Bedrooms (1 En-Suite)
- 🏠 Bathroom
- 🏠 Double Garage
- 🏠 Parking
- 🏠 Gardens

The Seller's View “The house has plenty of space and is in a great position for access to various amenities.”



Brief Description

A thoughtfully designed executive modern detached house in a popular development, conveniently situated for access to the town centre.

At the front, there is a canopy porch and an entrance door to a hall with a staircase to the first floor and access to a cloakroom. The sitting room has a bay window at the front, a fireplace with a gas fire and double doors to the dining room, which has patio doors to the rear garden. The kitchen/breakfast room has been refitted with a range of units with integrated appliances including an electric double oven with a grill, a four burner gas hob and a filter hood. Also in this room, there is a pantry and a window at the rear. The utility room has been refitted and has a side aspect window and a door. There is a study with a front aspect window. On the first floor, there is a landing with a hatch to the loft space and an airing cupboard. The master bedroom has a window at the front, built-in wardrobes and an en-suite shower room. The second and third bedrooms are both double rooms situated at the rear, with the third bedroom having a built-in wardrobe. The fourth bedroom is a single room with a cupboard over the stairs. In the bathroom, there is a white suite.

Outside, on one side there is a drive providing parking in front of a detached double garage with a pitched roof, two up and over doors and a personal door. The front garden is partly lawned with shrubs and paving. There are gates and paths on either side of the house. The main area of garden is enclosed at the rear and takes advantage of a southerly aspect. It is partly lawned with flowers, shrubs and small trees. Also, there is a sunken patio area with a barbeque stand, further paved areas, a small pond and a garden store.



Our View “This modern home has a number of appealing features and is within walking distance of the town centre.”

The property is situated in a popular development, in a convenient position for access to the town centre. 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 right and proceed over the river bridge. Turn first right into Le Molay-Littry Way and take the second turning left into De Tracey Park. Continue up around to the right and number 62 is situated on the right 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
73	87

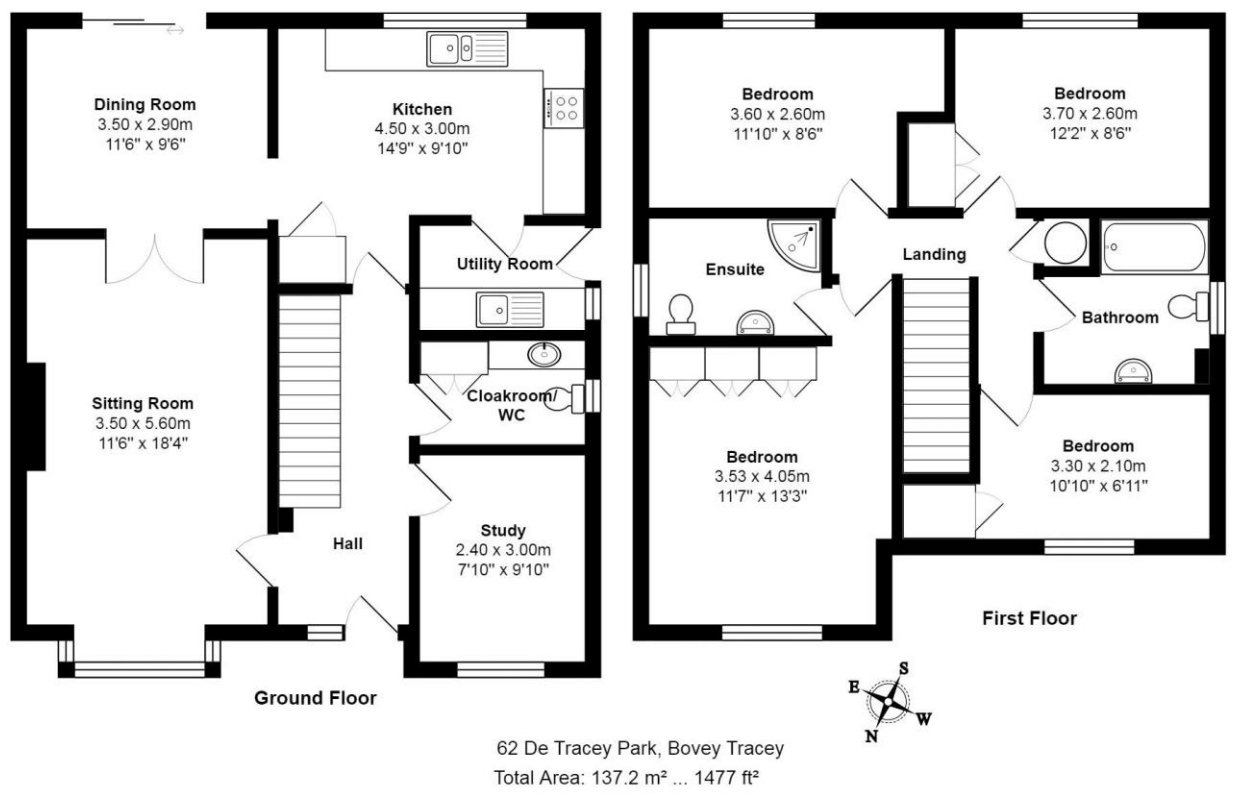
The graph shows the current energy efficiency of your home.

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.

