



## The Accommodation

- ✔ Hall
- ✔ Three Bedrooms
- ✔ Cloakroom
- ✔ One En-Suite
- ✔ Sitting Room
- ✔ Gas CH
- ✔ Dining Area
- ✔ Garage
- ✔ Kitchen
- ✔ Parking
- ✔ Conservatory
- ✔ Gardens
- ✔ Breakfast Room
- ✔ Views
- ✔ Bathroom
- ✔ EPC Rating D

*The Seller's View* "The property is in a quiet cul-de-sac and is conveniently situated for the amenities in the town."

## Brief Description

A sizeable detached chalet bungalow situated in a select cul-de-sac in the town, a short walk from bus stops for Newton Abbot and Exeter.

A front entrance door opens to a hall with access to a cloakroom. The sitting room has a window at the front with some distant views of the moor and a feature fireplace with a gas fire. There is an open entrance to a dining area with a window at the side. The kitchen has a range of units with a built-in gas oven and grill, a four burner gas hob and a filter hood. This room has a gas fired boiler and a window and door to a conservatory which leads to the rear garden. Adjoining the kitchen is a breakfast room with an internal window to the conservatory. There is an inner hall with a staircase to the first floor with a cupboard under. The third bedroom is a double size and has a window at the rear. There is also a bathroom on this floor with an electric shower over the bath and a window at the side. The first floor has a small landing with a window at the rear. The double size master bedroom has a mainly sloping ceiling with a Velux window at the front with some distant views across to countryside and Dartmoor, and there is a further window at the rear. There is an en-suite bathroom with a Velux window at the front. The second bedroom is a double size and has a partly sloping ceiling with a Velux window at the front with an outlook across to countryside and moorland, and there is a further window at the rear.

Outside, there is a drive at the front leading to a single garage. The front garden is partly lawned with shrubs. On one side there is a gate and a path to the rear of the property. The rear garden is partly lawned and well stocked with a variety of flowers, shrubs and trees. Also, there are paved and gravel areas, two wooden garden sheds and a side storage area.



*Our View* "This is an opportunity to acquire an appealing home in a favoured location in the town."

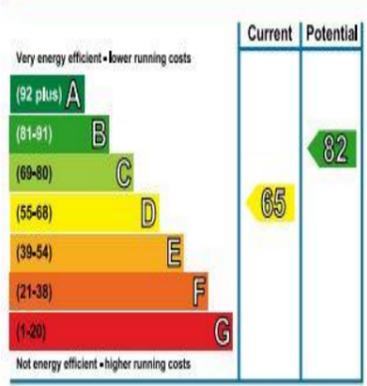
The property is situated in a select cul-de-sac, in a well regarded location in the town. The country town of Bovey Tracey is on the edge of the Dartmoor National Park and offers a good range of amenities, with a number of shops, a library and a primary school, as well as a doctors, dentists and veterinary surgeries. A variety of recreational activities are available in the area, including walking, riding, fishing and golf. Around 2.5 miles from the town, 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 continue up into the town, through Fore Street and East Street, into Bradley Road. After the Parish Church on the left, take the first turning right into Coombe Close and then take the first turning right into Becket Road. At the end of the road turn right into St Pauls Close and number 3 is situated on the right hand side.



# Energy Efficiency Rating



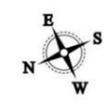
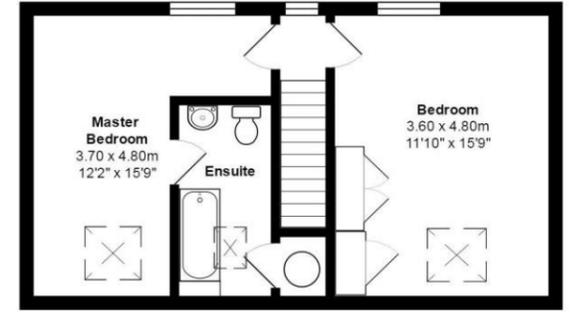
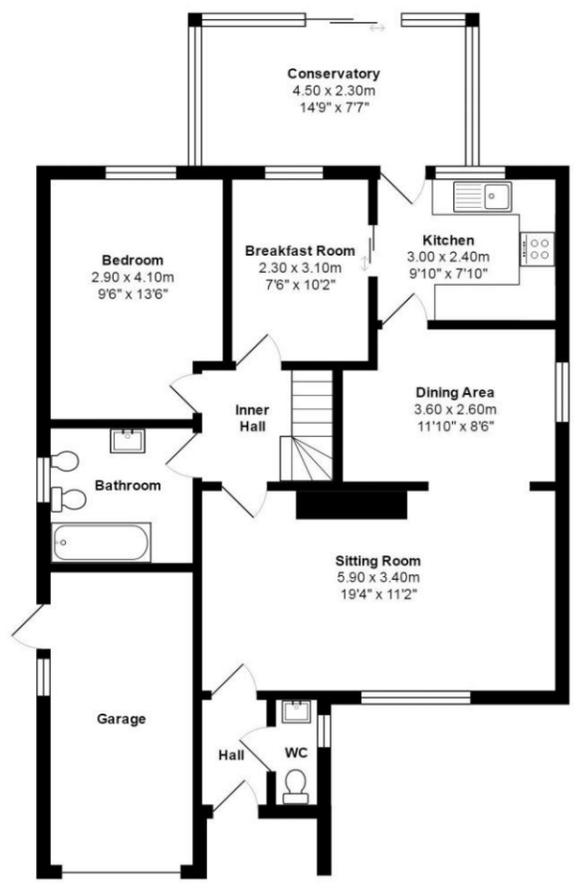
The graph shows the current energy efficiency of your home.

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.



3 St Paul's Close, Bovey Tracey  
Total Area: 139.0 m<sup>2</sup> ... 1496 ft<sup>2</sup>



**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

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