



The Accommodation

- 🚪 Hall
- 🚪 Cloakroom
- 🚪 Lounge/Dining Room
- 🚪 Kitchen
- 🚪 Inner Hall
- 🚪 3 Bedrooms
- 🚪 Bathroom
- 🚪 Garage
- 🚪 Parking
- 🚪 Gardens

The Seller's View “The bungalow is in a good position in the town with various amenities nearby.”



Brief Description

An attractively presented detached bungalow in a level position, conveniently located for access to the town centre.

This well presented home has recently been upgraded to its present standard. Improvements made include redecoration, new carpets, floor coverings, a refitted kitchen, replacement double glazing and the redesign of the garden.

Approached on one side is the main entrance door which opens to the hall with access to a cloakroom. In the lounge/dining room there is a window at the front, patio doors on one side to a garden area and a fireplace with a coal effect gas fire. The kitchen has been refitted with a stylish range of units with integrated appliances including an electric double oven with a grill, a ceramic hob, a filter hood and a dishwasher. Also, there is a free standing fridge/freezer, a washer/dryer and a side aspect window and door. There is an inner hall with a hatch and ladder to the loft space and an airing cupboard with a gas fired boiler. There are three double bedrooms which all have fitted furniture. The first and third bedrooms over look the rear garden and the second bedroom is at the front. The bathroom is fitted with a pale coloured suite.

Outside, there is a long drive providing parking on one side and a detached single garage. The front garden is partly lawned with flowers and shrubs. The enclosed main garden area is a generous size, extending on one side and at the rear. It is partly lawned with flowers, shrubs and trees. Also, there is paving, a small leat, a wooden garden shed and a side access gate.



Our View “This is a well presented comfortable home which is ready to move into.”

The bungalow is situated at the start of Newbury Drive, 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, continue and then take the sixth turning on the left into Newbury Drive. Number 1 is the first property 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	67	73
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

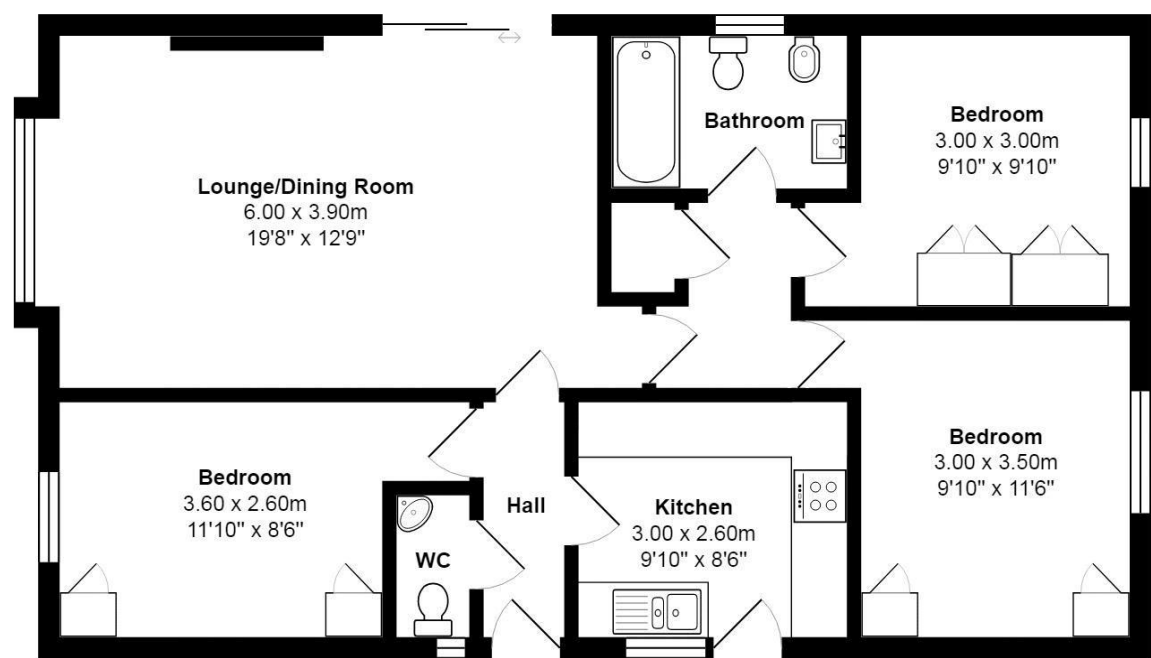
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	62	68
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



1 Newbury Drive, Bovey Tracey
Total Area: 80.1 m² ... 862 ft²



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.

