



Bovey Tracey

3x  2x 

ENERGY RATING B82

- Video Walk-through Available
- Modern Detached Bungalow
- 3 Double Bedrooms (1 en-suite)
- Superbly-Presented
- Driveway & Garage
- Stunning Established Rear Garden
- Sought-After Address
- Gas Central Heating & Double Glazing
- Select Cul-de-sac
- Early Viewings Encouraged

Guide Price:
£435,000
FREEHOLD

3 Sadler Green, Bovey Tracey, Devon, TQ13 9AY



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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Located close to the end of a small, select cul-de-sac development around half a mile from the centre of Bovey Tracey is this stunning, nearly-new detached bungalow. Presented in show home order, the property is finished to a high standard and can only be appreciated by an internal viewing. The bungalow occupies a lovely plot which is level and features a landscaped front garden designed with ease of maintenance in mind whilst, at the rear, the garden has a surprisingly established and mature feel with lawns, decking, raised planters and greenhouse. Fully enclosed, and enjoying a high level of seclusion, the rear garden is home to a modern summerhouse and attached store. An integral garage and driveway in front provide parking.

The pretty and highly sought-after town of Bovey Tracey is often described as the gateway to Dartmoor and offers a vibrant community with many clubs and societies. The town centre offers an excellent range of shops and amenities and the area is also home to some picturesque walks along lanes and through woods and countryside.

The Accommodation:

Stepping inside, the front door opens to an internal vestibule with inner door to the main reception hallway. Heavy timber internal doors lead off to most rooms from here and also a surprisingly large recessed walk-in storage cupboard. Fashionably open plan and overlooking the rear garden is the living/kitchen/dining room. The kitchen area has a comprehensive selection of cabinets, large central island with breakfast bar and integrated appliances including an oven, hob and hood, dishwasher and fridge/freezer. At the sitting end of the room is a contemporary Living Flame gas fire adding a cosy touch. Off the kitchen is a utility cupboard with plumbing for the washing machine and also a PVC frame double-glazed conservatory with doors to the rear garden. There are three double bedrooms, the master with a first class en-suite with large shower cabinet, vanity basin and WC, and bedroom three has French doors to the rear garden. Completing the accommodation is a family bathroom with coordinating part-tiling.

Outside:

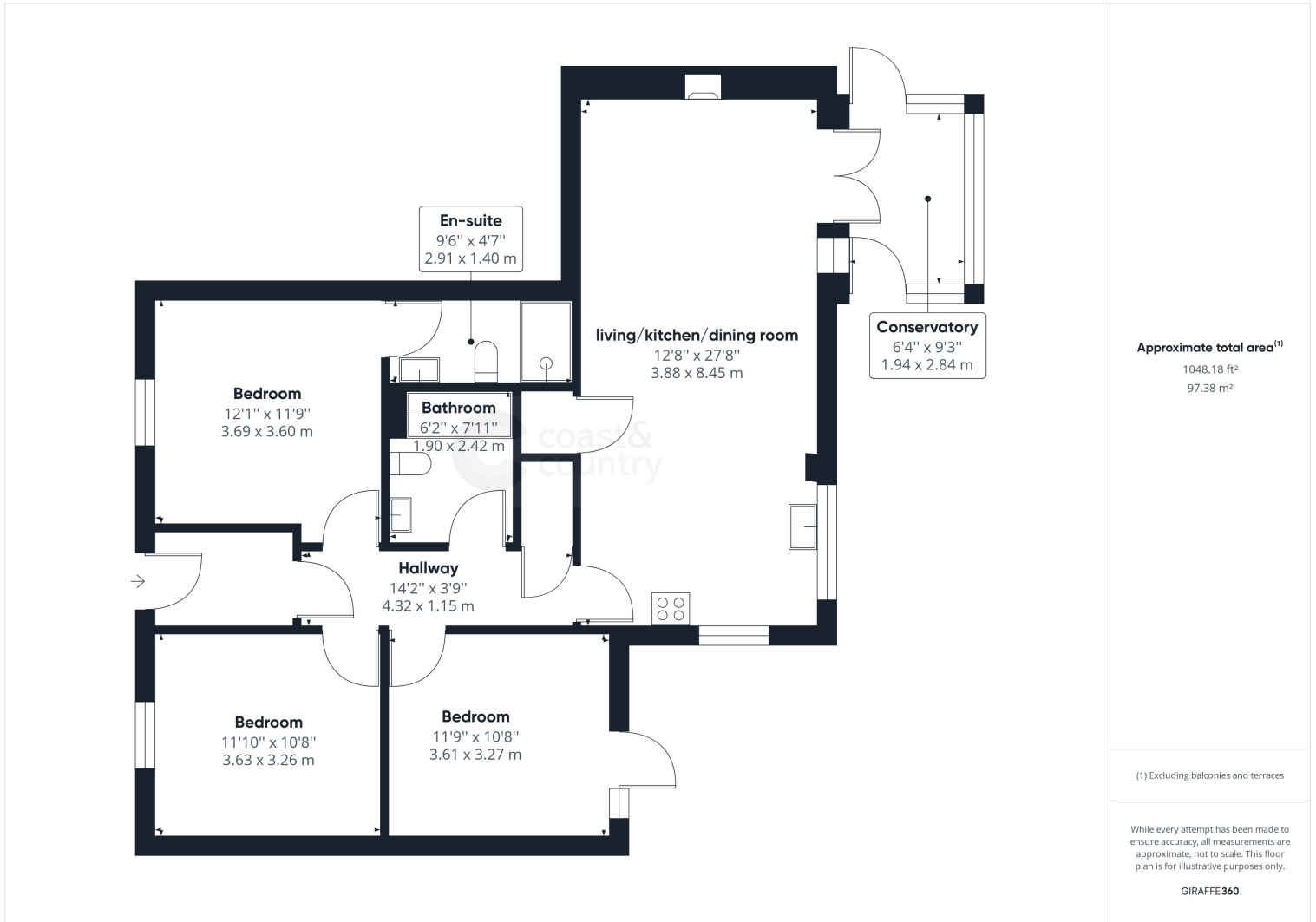
Low maintenance landscaped front garden. Stunning rear garden offering much privacy and a mature and established feel. Fully enclosed, the garden has a lawn, raised vegetable planters, green house and superb summer house with glazed French doors and an attached store.

Parking:

Integral garage with remote electric door and driveway approach.



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Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Service Charge: Currently £100 per annum.

Review Period: Annually.

Mains water. Mains drainage. Mains gas. Mains electricity.

The property is situated on a private road and there may be a liability to contribute towards maintenance.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.