



- 🏠 Three bedroom detached house on corner plot
- 🏠 Sitting Room
- 🏠 Dining Room
- 🏠 Kitchen
- 🏠 Sun-room
- 🏠 Three bedrooms
- 🏠 Shower room
- 🏠 Beautiful gardens with attractive leat and bridge
- 🏠 Ideally situated for level access to the town centre
- 🏠 Close to all amenities

Modern three bedroom detached house occupying a corner plot in the heart of Bovey Tracey with two reception rooms, garage and parking.



The property was built by the current owners and is coming to the market for the first time since its construction. Located on a level position within Bovey Tracey the property sits on the corner of Station Road & Newton Road with generous off-road parking to the front and also benefits from having a single garage.

The accommodation comprises of an entrance hallway off which there is a downstairs cloakroom. A doorway leads through to the lounge with half bay window to the front elevation, a further door at the rear allows access to the dining room and in turn the sun-room located at the rear of the property. A covered rear porch also gives access to the sun-room as well as the garden and has a door through to the kitchen that in turn can also be accessed from the entrance hallway. On rising to the first floor you will find access to the three bedrooms with two being double and a further single as well as the shower room.

Outside, the garden is a real credit to the current owners as the large section of flowers make for a wonderful show. One of the features of the garden and indeed the property is the attractive leat complete with small bridge to the bottom section of the garden. The garden is big enough to allow the stunning display of flowers and shrubs but is also easily manageable and benefits from



Our View "Stunning gardens with easy access to the town centre. Must be seen."

having a greenhouse and shed. We feel this property has a great deal to offer and would suit someone with a keen interest in gardening.

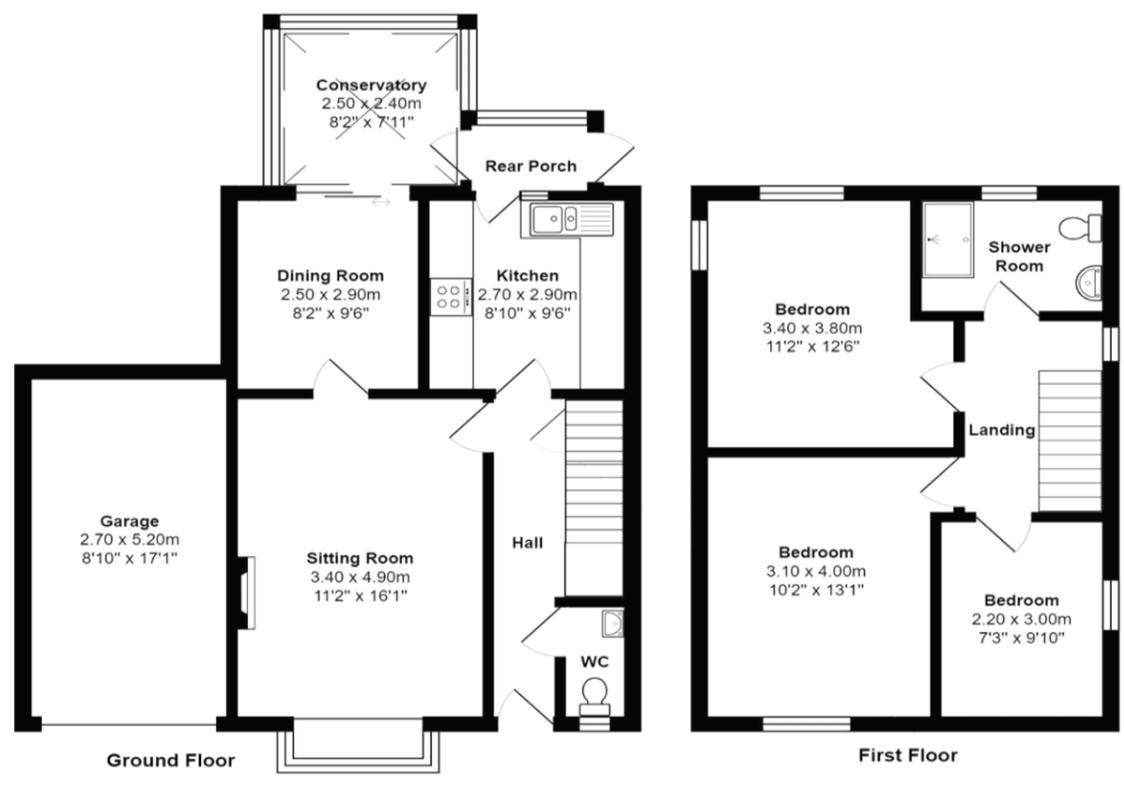
The property is also ideally situated for easy level access to the town centre and all the amenities the town has to offer.

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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



Brook Lodge, Newton Road, Bovey Tracey
 Total Area: 96.8 m² ... 1042 ft² (excluding garage)
 All measurements are approximate and for display purposes only



Ref: L725213
 01626 834534

Brook Lodge, Newton Road, Bovey Tracey, Devon, TQ13 9BB
 Guide Price £425,000
 woodshomes.co.uk