

Established

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REF: DRN00618

**5 Coombe Close  
Bovey Tracey, Devon  
TQ13 9ER**

A spacious detached bungalow situate in the popular location of Bovey Tracy,  
convenient to local amenities and town centre.



**\* Spacious Detached Bungalow\* 3 Double Bedrooms\*  
Wet Room\* Well Fitted Kitchen\* Good Size Level Gardens\*  
Gas Central Heating\* Double Glazing\* Loft Hobbies Room\*  
Garage and Ample Parking\***

**PRICE £360,000**

**Situation:**

Bovey Tracy, "The Gateway to Dartmoor is an historic country town of character offering shops, restaurants, health centre, public houses with various sporting facilities. Newton Abbot lies approximately 6 miles distant with mainline rail link to London Paddington, the A38 Devon Expressway 2 miles and the Cathedral City of Exeter about 14 miles distant.

**Description:**

Constructed with rendered elevations on a brick plinth beneath a tiled roof the property has been extended to provide a generous size Lounge and a Hobbies Room in the roof space. The well proportioned accommodation is centrally heated with double glazing.

**Directions:**

From Bovey Tracey town centre proceed along Fore Street which then becomes East Street and go past the church which is on your left hand side and take the next right hand turning into Coombe Close. The property can be found on the left hand side where there will be a Rendells for Sale board. **NB: Please see location map.**

Draft particulars subject to the vendors approval.

The accommodation comprises:

Recessed Entrance Porch, glazed front door to:

**Entrance Hall:**

Built in storage cupboard with shelf and hanging rail, built in airing cupboard with Baxi gas boiler for domestic hot water and central heating. Double doors to:

**Lounge: 18' 6" x 16' 9" (5.63m x 5.10m)**

Double aspect with double French doors opening to rear garden. Feature slate fireplace with slate shelving, hardwood mantle and shelving. Glazed door to:

**Kitchen: 10' 7" x 9' 4" (3.22m x 2.84m)**

Fitted with comprehensive range of matching wall cabinets and base units with roll edge working surface over. One and half bowl sink unit with mixer tap, space and plumbing for washing machine, fitted double oven, fitted fridge freezer, space for freezer, part tiled walls, larder cupboard. Access to side and rear garden.

**Master Bedroom: 13' 8" x 9' 6" (4.16m x 2.89m)**

Overlooking front garden. Fitted vanity unit with wash hand basin and tiled splashback.

**Bedroom Two: 10' 9" x 9' 6" (3.27m x 2.89m)**

Overlooking front garden. Built in wardrobe.

**Bedroom Three: 10' 9" x 9' 0" (3.27m x 2.74m)**

Side outlook.

**Wet Room:**

Recently installed comprising low level WC, pedestal wash hand basin, open shower with marble effect surround, wall mounted shower. Extractor fan, heated towel rail.

Trap access with loft ladder from hallway to boarded roof space, 2 roof lights previously used as Hobbies Room.

**Outside:**

**Gardens:**

Front gardens are laid mainly to lawn with a raised flower bed. A pathway leads to sloped access to bungalow. Concrete driveway providing ample parking to single Garage, up and over door, side access door. A pergola adjoins the garage. The rear garden has a large patio area with step down to lawns and flower beds. Wide selection of established shrubs, bushes and small trees enclosed by hedge and timber fence. Well presented and with thought given to provide the maximum of colour with the minimum of maintainance.

**General Remarks:**

**Council Tax:**

Band: D.

**Energy Performance Rating:**

Band: D.

**Tenure:**

Freehold.

**Services:**

The property is connected to all main services to include water, drainage, electricity and gas.

**Local and Planning Authority:**

Teignbridge District Council. [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk). 01626 361101.

**Plans & Maps:**

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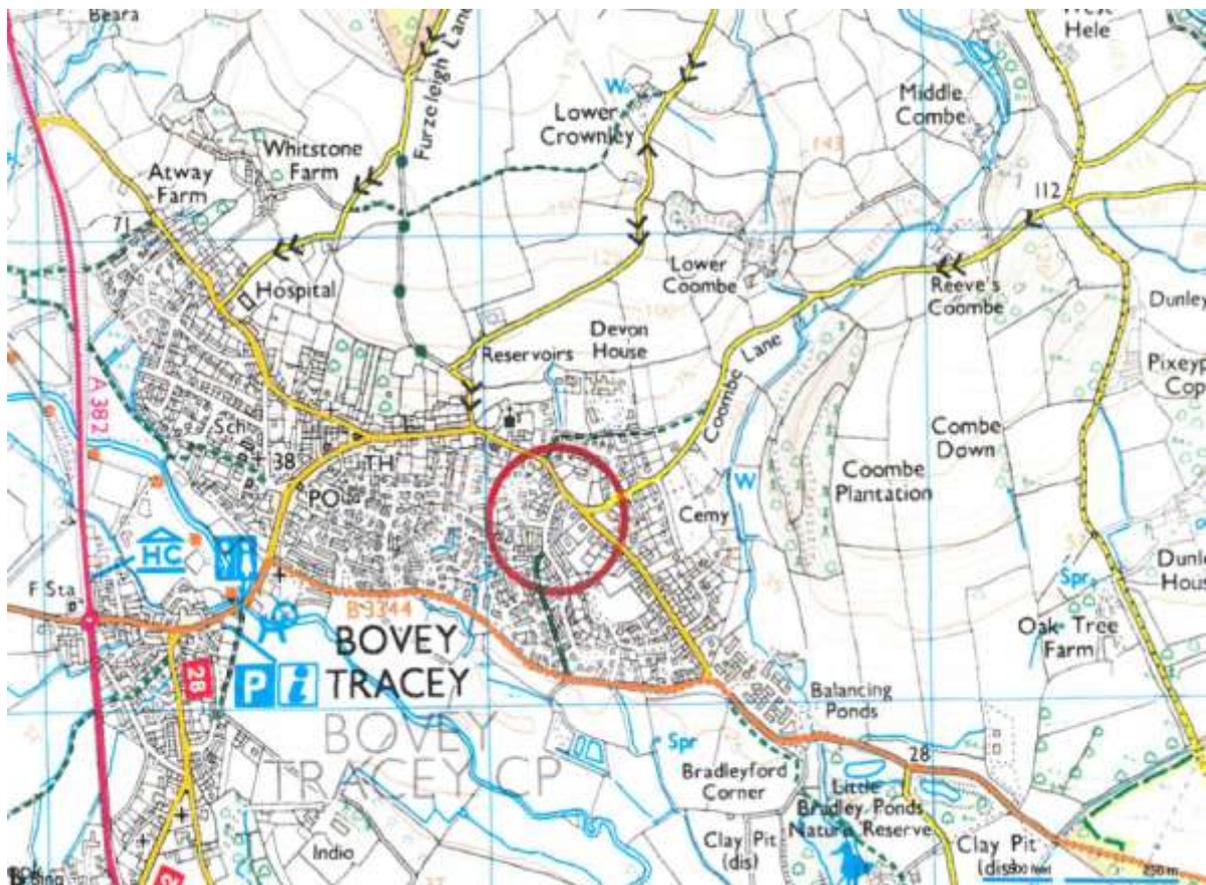
**Viewing:**

By telephone appointment through Rendells Estate Agents, Tel: 01626 353881





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