



## Bowdens Close, Bovey Tracey

Offers in Excess of £285,000 Freehold



# 6 Bowdens Close, Bovey Tracey, Devon, TQ13 9GT

Located at the end of a highly sought after road in the town, this mid terrace house is offered with no forward chain and benefits from three bedrooms along with private parking and a level rear garden.

Perfectly located in the centre of the highly desirable town of Bovey Tracey, known as the 'Gateway to the Moors,' Bowdens Close was built in c2003 and offers easy access to the towns amenities. The town itself benefits from a broad selection of local amenities, shops, schooling and the all important access to Dartmoor National Park. With excellent road links to Exeter, Plymouth and Torbay via the A38 and the M5 motorway network beyond, there is also a mainline train station in the market town of Newton Abbot offering access to the capital.

With spacious accommodation throughout, the ground floor comprises of a hall, WC, modern fitted kitchen and a generous lounge with a door opening out to the rear garden. here is also a separate dining room with storage cupboard. Upstairs there are two double bedrooms (master ensuite) and a single along with a spacious family bathroom. From the second bedroom, far reaching views towards Dartmoor National Park can be enjoyed. Externally, the property benefits from a low maintenance rear garden, mainly laid to gravel with a gate leading to the parking area for two vehicles.

## Approach

Front path leading to a canopy porch with outside light and door to

## Hallway

Coved ceiling and stairs rising to the first floor with useful storage area below. Radiator and door to

## Cloakroom WC

Extractor fan and radiator. Low level flush WC and pedestal wash hand basin with mixer tap above and tiled splashback. Consumer board.

## Kitchen 11'4" (3.45m) x 6'7" (2.01m)

Recess spotlights and double glazed window to the front aspect. The kitchen comprises of a range of base and eye level unit with squared worktops and tiles splashback. Inset one and a half stainless steel sink unit with mixer tap above and drainer to one side. Inset four ring gas hob with oven below. Stainless steel splashback and canopy above. Space and plumbing for washing machine and space for upright fridge freezer. Radiator, tiled floor, television and telephone point.

## Dining Room 11'9" (3.58m) Into Recess x 8'5" (2.57m) Into Recess

Coved ceiling and double glazed window to the rear aspect. Useful storage cupboard and radiator.

## Lounge 13'7" (4.14m) x 11'5" (3.48m) Max

Coved ceiling and double glazed 'slit' window to the rear aspect along with double glazed double doors opening to the rear garden. Television aerial point and radiator.

## Landing

Hatch to loft space. Useful storage cupboard and doors to

## Bedroom One 12'1" (3.68m) Max x 12'0" (3.66m) Into Recess

Coved ceiling and double glazed window to the front aspect. Radiator and television aerial point. Door to



### **Ensuite Shower Room**

Recessed spotlights and extractor fan. Low level flush WC, pedestal wash hand basin with mixer tap above and tiled splashback. Tiled shower cubicle with mixer shower above. Radiator.

### **Bedroom Two 12'0" (3.66m) x 8'1" (2.46m)**

Double glazed tilt and turn window to the rear aspect with far reaching views across towards Dartmoor in the distance. Radiator and television aerial point.

### **Bedroom Three 8'1" (2.46m) x 8'1" (2.46m) Max**

Double glazed tilt and turn window to the front aspect and radiator.

### **Family Bathroom**

Recess spotlights and extractor fan. Obscure double glazed window to the rear aspect. Matching suite comprising of a low level flush WC, pedestal wash hand basin with mixer tap above and panel bath with mixer tap above and tiles splashback. Shaver point, part tiled walls and radiator.

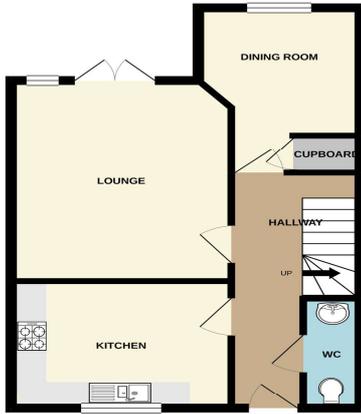
### **Outside**

To the front of the property there is a level gravelled garden with low shrub bush boarder and path leading around to the parking area. At the rear there is again a low maintenance level garden, mainly laid to gravel with a gate leading to the parking area. There are two private off road parking spaces allocated to the property.

Council Tax Band: Band C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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