



## Bovy Tracey

- Virtual Tour/Online Viewings Available
- Semi-Detached Bungalow
- 2 Bedrooms
- Lounge & Fitted Kitchen
- Shower/Wet Room
- Off Road Parking
- Garage
- No Onward Chain

Asking Price:

**£270,000**

**Freehold**

EPC RATING: D65



# Latchets, High Close, Bovey Tracey, TQ13 9EX - Draft

Located in a sought-after and mature residential road on the outskirts of this popular moorland town we are pleased to have received instructions to market this spacious semi-detached bungalow which boasts two double bedrooms and benefits from gas central heating, double glazing, garage and easy to maintain front garden. Bungalows within Bovey Tracey are very popular and with no onward chain we expect good demand and Latchets will appeal to a wide range of buyers.

Bovey Tracey is sought-after town and known as “The gateway to the Moor” and benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, banks, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. Renowned Dartmoor offers 386 square miles to explore and is a short drive away. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot and in Exeter, which is also the location of the nearest Airport.

### Accommodation:

The part obscure double glazed entrance door leads to a porch with steps and further door to the hallway with access to loft. The lounge/dining room is to the front of the bungalow and has a window to side enjoying a pleasant outlook and door to front. There is also a feature brick fireplace with inset gas living flame fire. The kitchen is fitted with a modern range of wall and base units with rolled edge work surfaces, tiled splashbacks and inset single drainer sink unit with spaces for appliances, larder cupboard, storage cupboards and double glazed window to rear and obscure glazed door to inner hall with courtesy door to garage and door to front. Off the kitchen there is a utility room with plumbing for washing machine and cloakroom/WC. There are two double bedrooms, master with a walk in bay with wash basin. Finally there is a modern shower/wet room with shower, low level WC and wash basin along with a feature porthole window.

### Gardens:

To the front is a paved patio with well stocked flower and shrub border. Path extends alongside leading to the front door and on the other side a path leads to a small tarmac area.

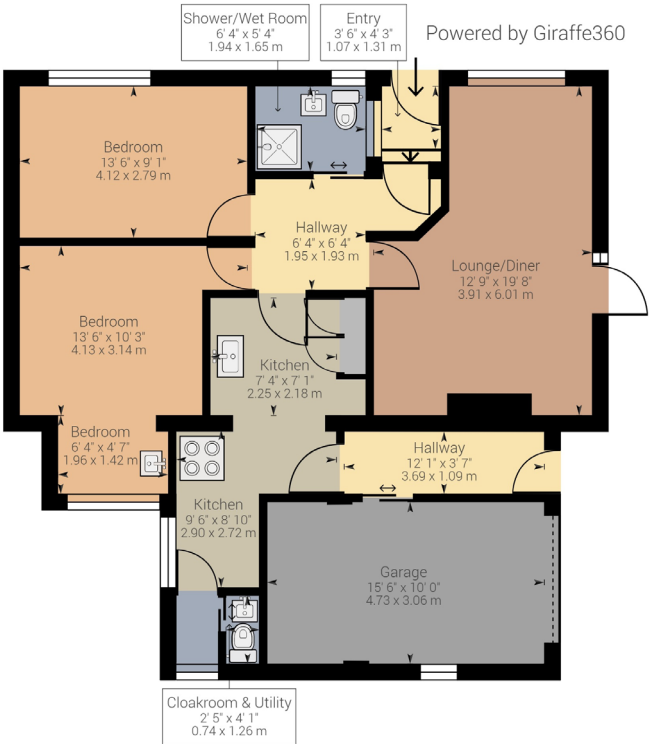
### Parking:

Outside to the front there is a tarmac driveway leading to the garage with up and over door, wall-mounted boiler and courtesy door to inner hall.

### Agents Notes

Council Tax Band: Currently Band C

### Floor Plans - For Illustrative Purposes Only



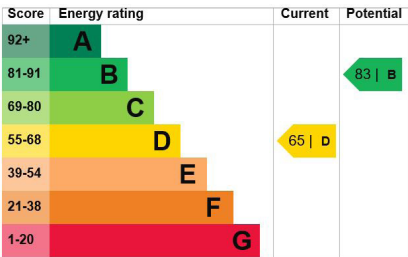
Approximate net internal area: 804.98 ft<sup>2</sup> (962.59 ft<sup>2</sup>) / 74.79 m<sup>2</sup> (89.43 m<sup>2</sup>)  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

### Directions

On approaching Bovey Tracey from the fire station roundabout, continue past the public car park and proceed over the river bridge. Continue up through Fore Street and East Street into Bradley Road. After passing the Parish Church on the left, take the second turning left into High Close where the bungalow can be found on the right hand side.

### Energy Performance Certificate

Full report available on request



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.