





Beavers Lea, Higher Bibbery, Bovey Tracey - TQ13 9ET

Guide Price £585,000
Freehold

This detached, three bedroom bungalow has lovely countryside views and is located in a quite cul de sac close to the town centre. Double garage and driveway parking.

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50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 17' 10" x 13' 7" (5.45m x 4.15m)

Dining Room: 9' 3" x 7' 10" (2.82m x 2.39m)

Kitchen: 10' 0" x 9' 3" (3.06m x 2.82m)

Master Bedroom: 14' 6" x 12' 8" (4.44m x 3.88m)

Bedroom Two: 11' 1" x 10' 4" (3.39m x 3.17m)

Bedroom Three/ Study: 7' 10" x 7' 1" (2.39m x 2.18m)

Bathroom: 10' 4" x 8' 9" (3.17m x 2.67m)

En-suite: 8' 1" x 8' 0" (2.48m x 2.46m)

Utility Room: 10' 0" x 7' 1" (3.06m x 2.18m)

Garage: 18' 4" x 15' 11" (5.59m x 4.86m)

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: F (£3823.52 p.a 2026/27)

EPC Rating: C

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas fired Vaillant boiler (approx 10 years old)

Anti-Money Laundering Regulations:

Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.



STEP OUTSIDE:

The property is approached via a five-bar gate leading to a gravel driveway, providing ample parking and access to a detached double garage. The garage is fitted with an up-and-over door and benefits from power, lighting and an external water tap. The well-maintained front garden features a lawn bordered by mature shrubs, plants and colourful flower beds. A paved pathway to one side provides access to the kitchen and continues through to the rear courtyard garden. Steps rise to the front entrance and a spacious patio terrace, an ideal setting for al fresco dining or relaxation while enjoying far-reaching views towards Haytor and Dartmoor. To the rear, the enclosed garden has been thoughtfully landscaped with paved seating areas, raised flower beds and established borders. A charming wooden summer house occupies one corner, providing a peaceful retreat. The plot is fully enclosed by fencing, with an attractive high brick wall forming the rear boundary, creating a private and secure outdoor space.





LOCATION:

This detached bungalow is situated at the end of a private road in a sought after cul de sac, within easy access to the town centre. Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis courts. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within 30 mins driving distance.



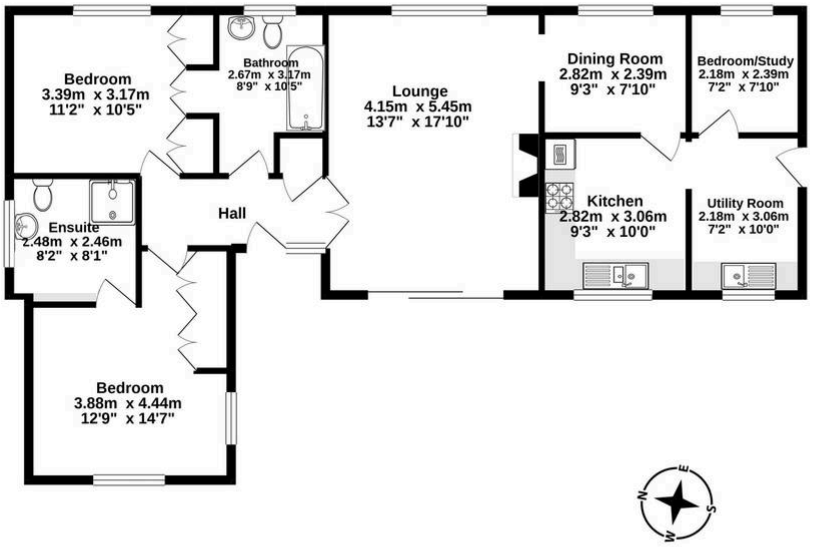
STEP INSIDE:

The front door opens into a welcoming entrance hallway, with doors providing access to all principal rooms. An airing cupboard houses the hot water cylinder and offers useful storage with slatted shelving. The principal bedroom is a generously proportioned double room, enjoying dual-aspect windows that take full advantage of the far-reaching countryside views. Two large fitted wardrobes provides excellent storage. The en-suite bathroom is fitted with a shower cubicle incorporating a Mira electric shower, together with a wash hand basin and WC. Bedroom two is another comfortable double room and benefits from two built-in wardrobes. A door provides direct access to the family bathroom, which can also be accessed from the hallway, creating a practical Jack and Jill arrangement. The bathroom comprises a panelled bath with mains-fed shower over, wash hand basin and WC. Glazed double doors from the hallway open into the spacious lounge, a bright and airy room with a large window overlooking the rear garden and sliding patio doors leading to the front terrace. A stone fireplace with wooden mantel creates an attractive focal point and includes a gas connection should a fire be installed. The lounge flows seamlessly into the dining room, which in turn leads to the kitchen. Well-appointed and functional, the kitchen is fitted with an eye-level double electric oven, gas hob and an excellent range of cupboards and drawers. A large front-facing window enjoys lovely views across the surrounding countryside, making the most of the outlook from the sink. The kitchen opens into a useful utility area, providing space and plumbing for a washing machine, dishwasher and fridge freezer. The wall-mounted Vaillant gas-fired boiler is also located here. A side door gives convenient access to both the front and rear gardens. A hatch provides access to the part-boarded loft, which benefits from light and power connected. Bedroom three is accessed from the utility room and is currently utilised as a home office, offering flexibility for a variety of uses.

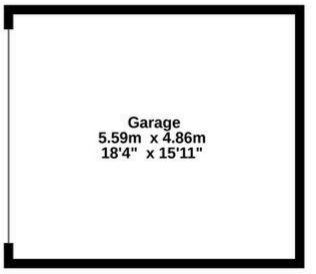




Ground Floor
94.4 sq.m. (1016 sq.ft.) approx.



Garage
27.2 sq.m. (293 sq.ft.) approx.



TOTAL FLOOR AREA : 121.6 sq.m. (1309 sq.ft.) approx.

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.
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