





36 Templer Place, Bovey Tracey - TQ13 9GN

Offers in excess of £415,000 Freehold

This Beautifully Presented, Five Bedroom, Detached Family Home is Located on the Edge of the Development, Overlooking the Park/Woodland Area. It has a Garage and Two Parking Spaces.

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50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Sitting/Dining Room: 7.75m x 3.50m (25'5" x 11'6")
Kitchen: 4.35m x 3.60m (14'3" x 11'10")
Utility Room: 2.15m x 1.65m (7'1" x 5'5")
Study: 2.20m x 2.15m (7'3" x 7'1")
Master Bedroom: 3.60m x 3.50m (11'10" x 11'6")
En-Suite: 2.10m x 2.00m (6'11" x 6'7")
Bedroom: 3.50m x 2.85m (11'6" x 9'4")
Bedroom: 2.75m x 2.50m (9'0" x 8'2")
Shower Room: 2.50m 1.55m (8'2" x 5'1")
Bathroom: 2.10m x 1.90m (6'11" x 6'3")
Bedroom: 4.35m x 3.60m (14'3" x 11'10")
Bedroom: 4.35m x 2.25m (14'3" x 7'5")
Shower Room: 2.05m x 2.05m (6'9" x 6'9")
Garage: 5.40m x 2.30m (17'9" x 7'7")

USEFUL INFORMATION:

Heating: Gas central heating
Services: Mains water, drainage, electricity and gas.
Local Authority: Teignbridge District Council
Council Tax Band: E £3235.28p.a (2026/27)
EPC Rating: C
Tenure: Freehold
Constructed in 2015
Please Note: There is an annual charge of approx £260 per year (2026) payable to Remus for the up keep of the woodland and park areas at Templer Place. All properties pay this charge.



STEP OUTSIDE:

To the front of the property a gated pathway leads to the front door and to one side a raised decking area, ideal for relaxing outdoors over looking the pleasant woodland and park views. To the rear, an immaculate garden features a generous patio extending from the living space—perfect for alfresco dining, summer barbecues, or relaxing with family and friends. Beyond the patio is a level lawn bordered by raised flowerbeds, an enclosed bin store and gated access to the tandem driveway parking for two cars in front of the garage with an up-and-over door.

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.





LOCATION:

Ideally located in a popular residential area of Bovey Tracey over looking the communal park/woodland area. Known as the "Gateway to the Moors", this bustling town offers a comprehensive range of shops and amenities including a health centre and library. 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 half an hour's driving distance.

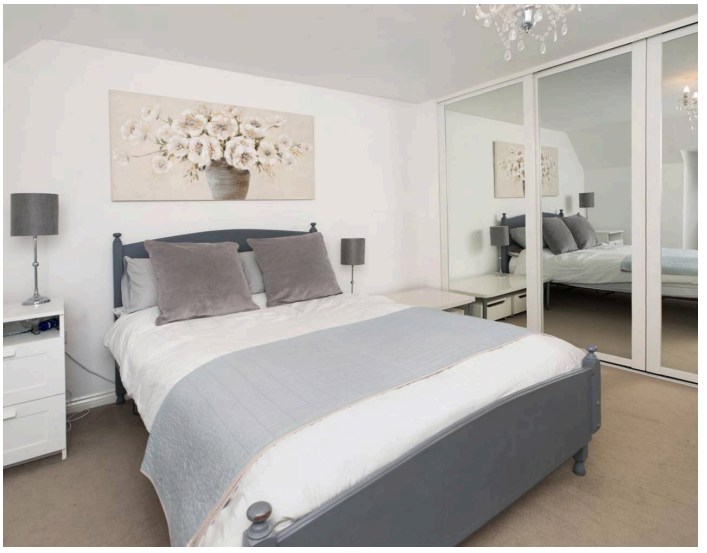
SELLERS INSIGHT:

"I've cherished living in this home for the past 10 years, especially my sunny front deck for morning coffees and the peaceful forest views from my office that ease work stress. The sun-drenched back garden is ideal for BBQs and playtime with grandsons, with easy parking in the garage and double driveway. Its prime location offers quick access to Haytor walks and Bovey Tracey's shops, cafes, and Pilates classes. Inside, the king-size bedroom with scenic views and open double doors in summer feels dreamy. Though sad to leave this special place due to family and work changes, so it's time for a new chapter. I hope the next owner loves it just as much."



STEP INSIDE:

A bright, welcoming entrance hallway, provides access to a useful study with a front-facing double-glazed window enjoying park views and a handy, downstairs WC. The spacious living/dining room spans from the front to the rear of the property, featuring a double-glazed window to the front with views over the parkland area and double doors opening onto the rear garden. Adjacent to this room, is the modern fitted kitchen/breakfast room, offering a modern range of kitchen units, a built-in oven with gas hob and extractor hood over, integrated fridge/freezer and dishwasher. A double-glazed window and door to the rear, wood-effect flooring and a door leading to the utility room complete this space. The utility room includes additional work units, a sink with mixer tap, space for a washing machine or tumble dryer, and houses the wall mounted, gas, combination boiler.



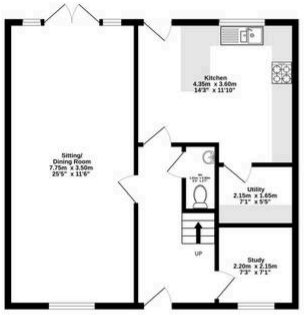
Stairs rise to the first floor landing with a useful airing cupboard and the master bedroom complete with a fitted wardrobe, dressing area and an en-suite shower room. Two further bedrooms, one with a built in wardrobe, share a modern shower room. Completing this level is a separate family bathroom with a WC, basin, panelled bath.



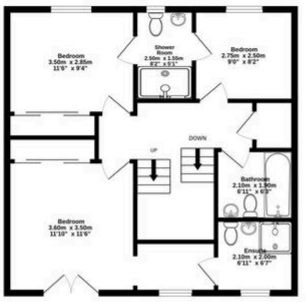
A second staircase leads to the top floor, which features two bedrooms with front-facing double-glazed windows and built-in storage. Between them is a shower room with WC, basin, and shower cubicle, enhanced by a rear Velux window that fills the space with natural light.

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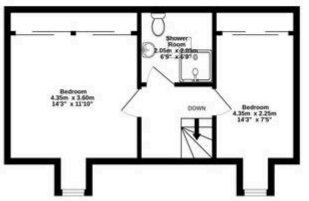
Ground Floor
60.8 sq.m. (655 sq.ft.) approx.



1st Floor
60.8 sq.m. (655 sq.ft.) approx.



2nd Floor
34.2 sq.m. (368 sq.ft.) approx.



Garage
12.4 sq.m. (134 sq.ft.) approx.





TOTAL FLOOR AREA : 168.3 sq.m. (1812 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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