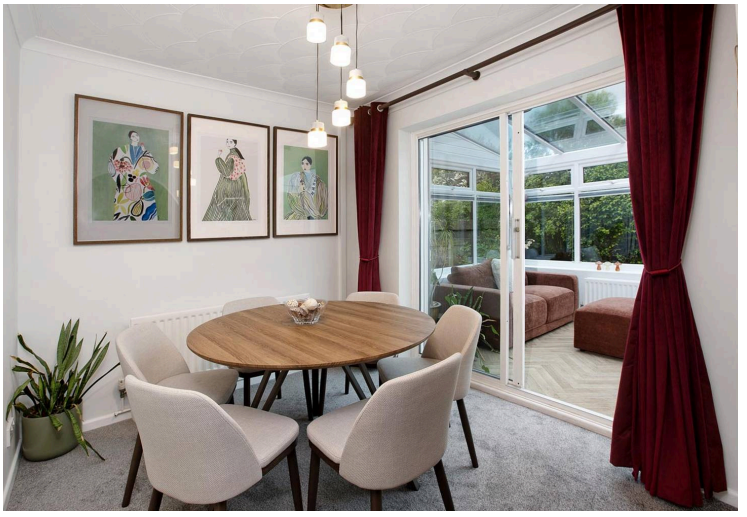






11 Bullands Close, Bovey Tracey - TQ13 9JF

Guide Price £385,000 Freehold

A charming three-bedroom home with a conservatory, garage and gardens, enjoying lovely green views and just a five-minute walk to Parke, with a pleasant route through to Bovey Tracey town centre.

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Contact Us...

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50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 15’11” x 11’1” (4.85m x 3.37m)
Dining Room: 9’1” x 8’1” (2.76m x 2.47m)
Conservatory: 12’6” x 9’2” (3.82m x 2.79m)
Kitchen: 10’4” x 8’11” (3.14m x 2.72m)
WC: 6’0” x 3’1” (1.82m x 0.93m)
Bedroom: 12’6” x 10’9” (3.82m x 3.27m)
Bedroom: 12’5” x 10’9” (3.79m x 3.27m)
Bedroom: 8’2” x 7’9” (2.48m x 2.36m)
Bathroom: 7’1” x 6’4” (2.17m x 1.92m)
Garage: 17’0” x 8’6” (5.19m x 2.58m)

USEFUL INFORMATION:

Tenure: Freehold
Council Tax Band: D (£2647.05 pa 2026/27)
Local Authority: Teignbridge District Council
EPC Rating: C
Services: Mains water, drainage, electricity and gas

AGENTS INSIGHT:

“A lovely three-bedroom home enjoying views towards Bullands Field and the surrounding greenery, with spacious reception rooms, a conservatory and a private rear garden. With Parke just a five-minute walk away and a pleasant route through to Bovey Tracey town centre, this property offers the perfect blend of everyday convenience and outdoor living.”



STEP OUTSIDE:

To the front, the property benefits from a lawned garden, driveway parking and a detached garage, providing useful additional storage or parking. The Southwest facing rear garden offers a lovely outdoor space, with a lawn and established trees and greenery creating a pleasant setting to enjoy throughout the year. There is room to relax with garden furniture, enjoy time with family or make the most of the warmer months, while the conservatory provides a lovely outlook over the garden. One of the property's real highlights is its position, with Bullands Field and the surrounding greenery providing a lovely outlook from the home. For those who enjoy getting outdoors, Parke is just a five-minute walk directly from the property, offering beautiful countryside walks and open green spaces, with the route continuing through to Bovey Tracey town centre. This convenient location allows you to enjoy the best of both worlds, with nature on your doorstep and local amenities within easy reach.





LOCATION:

This detached house is ideally located in a quiet cul-de-sac, close to the heart of Bovey Tracey. Known as the "Gateway to the Moors", this bustling town 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 court. 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.

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.



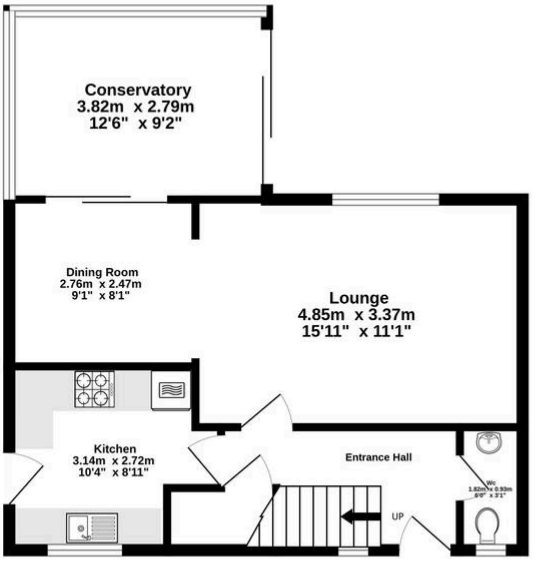
STEP INSIDE:

As you step inside, you are welcomed by a warm and inviting home, offering a wonderful balance of living space and a practical layout, ideal for modern family living. The entrance hall leads through to the kitchen, fitted with a range of wooden wall and base units, ample worktop space, a built in gas hob, double oven, sink and space for a washing machine, fridge and freezer. Along with a useful side door out to the side of the property and garage. The entrance hall also benefits from a handy understairs cupboard, ideal for storing shoes, coats and other household essentials. From the hallway the spacious lounge, is a warm and inviting room offering plenty of space to relax and unwind with family and friends. An attractive archway leads through to the separate dining room, creating a lovely sense of flow between the two reception areas while allowing each space to retain its own character. The dining room is ideal for family meals, entertaining guests or enjoying a more formal dining setting, with sliding doors opening into the conservatory beyond. The conservatory provides a wonderful additional reception space, enjoying views across the rear garden and offering the perfect spot to enjoy a morning coffee, curl up with a book or simply take in the garden and the further greenery throughout the seasons. A convenient ground floor WC completes the accommodation on this level with a WC and wash basin. Upstairs, the landing leads to three bedrooms, comprising two well-proportioned double bedrooms which are a real highlight, both enjoying lovely views towards the greenery of Bullands Field and Parke, providing a peaceful outlook to wake up to each morning. and a further bedroom that could be used as a child's room, guest bedroom or home office. The landing also benefits from a useful airing cupboard, providing additional storage for household essentials. The family bathroom is fitted with a bath and shower over, wash basin and WC, completing the first-floor accommodation.

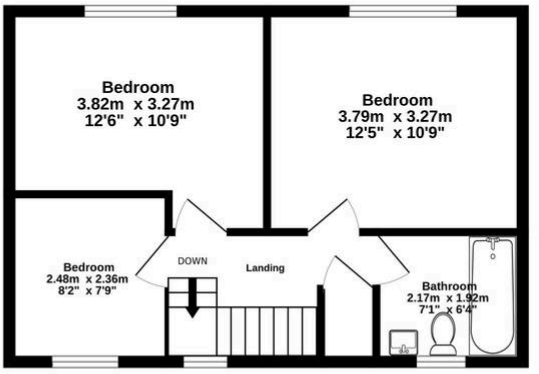




Ground Floor
50.2 sq.m. (540 sq.ft.) approx.



1st Floor
39.5 sq.m. (425 sq.ft.) approx.



Garage
13.4 sq.m. (144 sq.ft.) approx.



TOTAL FLOOR AREA : 103.0 sq.m. (1109 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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