



- 🏠 Well presented terraced house
- 🏠 Lounge/diner
- 🏠 Stylish fitted kitchen with integrated appliances
- 🏠 Three bedrooms
- 🏠 En-suite to the master bedroom
- 🏠 Family bathroom
- 🏠 Two allocated parking spaces
- 🏠 Enclosed rear garden
- 🏠 Gas fired central heating & UPVc windows throughout
- 🏠 Ideally situated to access local amenities

Our View “Immaculately presented house in close proximity to all amenities. Must be viewed.”



A beautifully presented modern three-bedroom house with open plan living space on the ground floor, while upstairs there is an en-suite to the main bedroom. Private rear garden and allocated parking for two cars.

At the front of the property there is a canopy porch with an entrance door leading into the hallway and a staircase rising to the first floor plus access to a cloakroom.

The lounge/dining room has French doors leading out onto the rear patio and garden, an under stairs cupboard and an open plan entrance to the kitchen. In the kitchen you will find a stylish range of white base and eye level units with integrated appliances comprising of an electric oven with grill, hob with extractor fan over, fridge/freezer, dishwasher, and a washing machine. The kitchen also has a cupboard housing the wall mounted gas fired boiler and a window to the front.

On rising to the first-floor landing, you will find a loft hatch giving access to the loft space. Upstairs there are three bedrooms (master en-suite) and a family bathroom. In the master bedroom there is a window overlooking the front aspect of the property, a built-in double wardrobe, and an en-suite shower room comprising of a white suite with enclosed shower cubicle, low level WC, wall mounted wash basin and ladder style towel rail. The second bedroom is a double room and has a window at the rear. The third bedroom is a single room with a window at the rear. In the family bathroom there is a white suite comprising of bath with shower over and glass screen, low level WC and wall mounted wash basin.

Outside, the front garden is arranged for ease of maintenance with chippings and shrubs while at the rear the main area of garden is enclosed and is mostly laid to lawn with a patio area directly off the French doors. A pathway then leads to a further patio where there is currently a summerhouse situated. In the rear fence there is a gate giving access to the two-parking spaces located directly behind the

property

The house is situated in the popular Williams Gate development which is in a convenient position for access to the town centre.

The country town of Bovey Tracey is on the edge of the Dartmoor National Park and offers a good range of amenities, with a number of shops, a library, and a primary school, as well as a doctors, dentists, and veterinary surgeries. A variety of recreational activities are available in the area, including walking, riding, fishing, and golf. Around 2.5 miles from the town, at Heathfield, there is access to the A38 Devon Expressway, connecting to Exeter and the M5 motorway to the north and Plymouth to the south.

SERVICES: All mains' services. Gas central heating.

DIRECTIONS: From the public car park in Station Road, Bovey Tracey, turn right and proceed over the river bridge. Turn first right into Le Molay-Littry Way and then take the ninth turning on the left into Centenary Way. Take the first turning left into Daymond Drive and number 1 is situated along on the left-hand side.

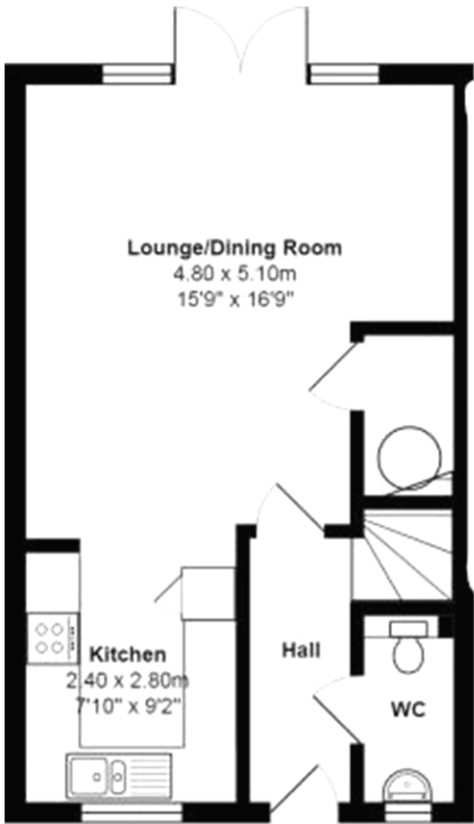


Energy Efficiency Rating

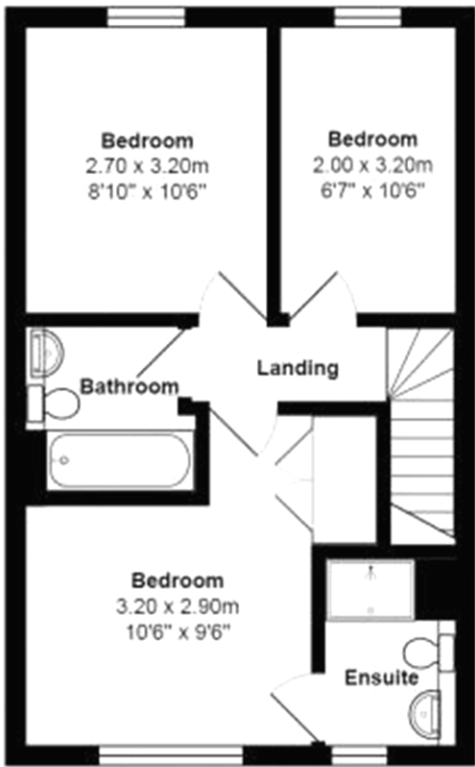
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



Ground Floor



First Floor

Total Area: 78.7 m² ... 848 ft²



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.
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Ref: L749474 Tenure: Freehold
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Guide Price £295,000
woodshomes.co.uk