



Torsmead Bovey Tracey, Newton Abbot, Devon TQ13 9LQ

This attractive five bedroom detached house, situated on the outskirts of Bovey Tracey, offers spacious and stylish family living with stunning views of Dartmoor. Gardener Included.

Bovey Tracey 1.4 Miles / Exeter 18.3 Miles / Newton Abbot 7.1 Miles

• Available Beginning of September • Five Bedrooms • Open Plan Kitchen / Dining Room • Underfloor Heating Throughout • Air Source Heat Pump • Garage and Driveway Parking • Term: 12 Months Only • Deposit: £3000pcm • Pets Considered • Tenant Fees Apply

£2,600 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION

This attractive five bedroom detached house, situated on the outskirts of Bovey Tracey, offers spacious and stylish family living with stunning views of Dartmoor. The heart of the home is the open-plan kitchen and dining area, featuring large sliding doors that seamlessly open onto the patio looking over the garden - perfect for indoor/outdoor living and entertaining. The property also includes a cosy sitting room with a wood burner, a practical garden and utility room, and ample bedroom space, with both bedroom one and two benefitting from ensuite bathrooms. A modern family bathroom serves the remaining rooms. Outside, you'll find a beautifully maintained garden, driveway parking, and a garage. Air Source Heat Pump. Underfloor Heating. Term: 12 Months Only. Available from the beginning of September, with pets considered. Gardener Included. EPC Band B. Tenant Fees Apply.

ACCOMMODATION

Set on the outskirts of Bovey Tracey and enjoying spectacular views of Dartmoor, this beautifully presented five bedroom home offers spacious, flexible accommodation on a generous plot of approximately 0.66 acres. With a stylish open plan layout, modern fittings, and a seamless indoor/outdoor flow, this property is ideal for family living and entertaining.

The front door opens into -

VESTIBULE

Bright and welcoming with coat hooks, built in shoe storage, side window, and Velux window above.

ENTRANCE HALLWAY

Window to front, doors leading to:

CLOAKROOM

With WC, vanity basin, mirror over, and obscure window.

STUDY

9'10" x 11'5"

A versatile dual aspect room with windows to the front and side - perfect for working from home or guest bedroom.

OPEN PLAN KITCHEN / DINING ROOM

30'2" x 26'4" narrowing to 18'0"

The heart of the home, this open plan space features a large kitchen island with bar stools, integrated appliances (dishwasher, fridge, double oven, electric hob), hot tap (recently serviced), and stylish wall/floor cupboards and drawer units. A side door and sliding doors lead to the patio and garden, while a rear window brings in additional light.

UTILITY ROOM

Includes a freezer, tumble dryer, washing machine, sink with drainer, and ample storage with wall and floor mounted units. Door to ladder with shelving.

SITTING ROOM

15'8" x 16'0"

Wood burner, built-in shelving, and a rear window with garden views.

GARDEN ROOM

Featuring base units and a Belfast sink with mixer tap. Door out to garden.

SECONDARY CLOAKROOM

With low level WC, vanity basin, mirror over, and obscure window.

From the entrance hallway stairs lead to -

LANDING

With windows to the front, airing cupboard, and additional storage housing water tank. Doors to -

BEDROOM ONE

16'0" x 15'1"

A tranquil space with views of Dartmoor through the rear window, built in wardrobes on entrance, king size bed with integrated side tables, and a walk in wardrobe with Velux window.

ENSUITE

With shower, vanity basin, WC, towel rail, and dual windows (rear and Velux).

BEDROOM TWO

12'5" x 12'9"

Window to the rear.

ENSUITE

Stylish en-suite with shower, vanity basin, low level WC and LED mirror.



BEDROOM THREE

Front-facing window.

12'9" x 9'10"

BEDROOM FOUR

Side-facing window.

10'9" x 12'1"

BEDROOM FIVE

Also with a side window.

10'0" x 9'10"

BATHROOM

Modern family suite with shower, bath with handheld attachment, low level WC, vanity basin with LED mirror, obscure window, and heated towel rail.

GARAGE

With shelving, electrics and internal access.

11'1" x 15'8"

OUTSIDE

Gardens extending to 0.66 of an acre, ideal for outdoor living, entertaining, and family activities. Patio area accessed directly from the kitchen via bifold doors. Driveway parking for multiple cars. Garage.

SERVICES

Mains water and electricity. Air Source Heat Pump. Septic Tank. Council Tax Band G. (Internet - £36 per month). Gardener Included.

LETTINGS

The property is available to let on a assured shorthold tenancy for 12 months only, unfurnished and is available immediately. RENT: £2600 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £2625. DEPOSIT: £3000 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s))

withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

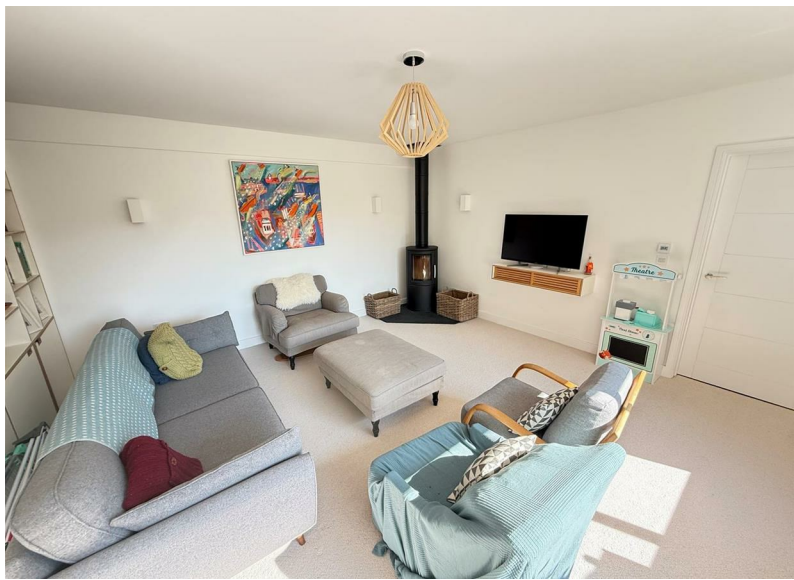
TENANT PROTECTION

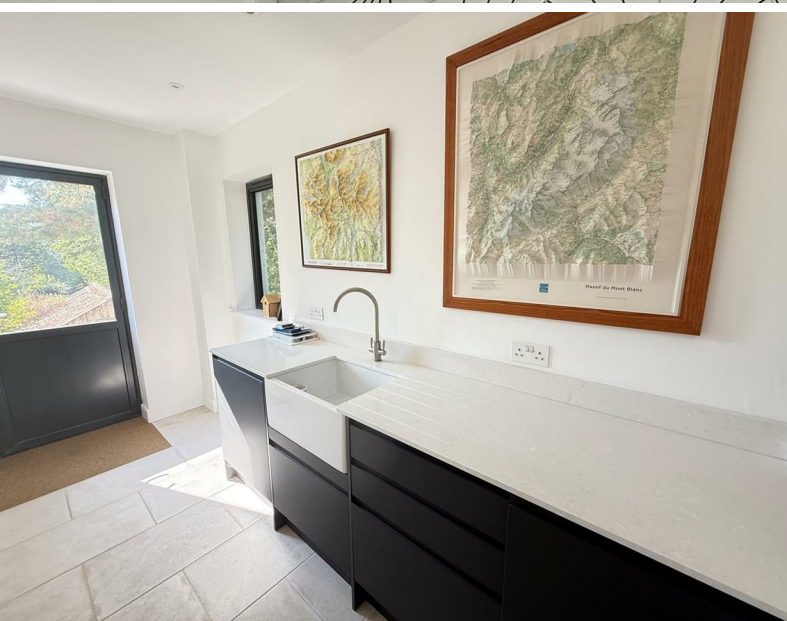
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	192 (94th)		94
A	121 (91)		
B	109 (89)		
C	105 (88)		
D	100 (86)		
E	95 (84)		
F	81 (78)		
G	55 (60)		
Not energy efficient - higher running costs			
		83	
England & Wales		EU Directive 2002/91/EC	