



Situated in a cul-de-sac, this stylish three-bedroom, link-detached home showcases a high-quality garage conversion, now forming a generous and sociable kitchen/diner that serves as the true heart of the property. Complemented by a south facing enclosed garden, downstairs cloakroom, and driveway parking, it offers an exceptional blend of comfort, practicality, and modern design.

42 Churchfields Drive | Bovey Tracey | TQ13 9QU

complete.

thoroughly good property agents



PROPERTY TYPE

Link Detached House



SIZE

899 sq ft



LOCATION

Bovey Tracey



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

71C



COUNCIL TAX BAND

D



in a nutshell...

- Link Detached Family Home
- Three Bedrooms
- Cloakroom
- Lounge
- Beautiful Converted Kitchen Diner
- Modernized Shower Room
- Quiet Cul-De-Sac
- South Facing Rear Garden
- Immaculate Condition
- Driveway Parking for Two Vehicles





the details...

On entering the property, you are welcomed into a bright and inviting entrance hall. A useful cloakroom with WC, recently fitted by Wisteria Kitchens adds convenience to this thoughtfully updated home.

The living room is a warm and welcoming space, featuring a large bay window to the front that allows natural light to pour in, and a gas fireplace creates a cosy focal point. A wonderful room to unwind in after a busy day. Undoubtedly the heart of the home is the stunning open-plan kitchen and dining area, created through the thoughtful conversion of the former garage. Designed and installed by Wisteria Kitchens, this contemporary space combines practicality with style. The kitchen is fitted with a comprehensive range of sleek cabinets offering excellent storage, complemented by high-quality work surfaces. Integrated appliances include a dishwasher, electric double oven and induction hob. There is space for a free-standing fridge freezer, and a useful space has been created in the corner to house a washing machine and tumble dryer. The peninsula breakfast bar includes ample storage cupboards beneath and provides a casual dining option or a sociable spot to chat while cooking. The adjoining dining area is light and airy, with windows and patio doors opening onto the rear garden, creating a seamless indoor-outdoor flow. There is ample room for a large dining room table and chairs, but this versatile space could be utilised as a snug, further sitting room or play area.

The first floor offers three beautifully appointed bedrooms and a luxurious family shower room. The principal bedroom is beautifully styled with soft contemporary tones and fitted with an exceptional range of bespoke integrated wardrobes and storage, fitted by Wisteria Kitchens. Every detail has been carefully designed from the overhead cabinetry to the coordinated bedside storage and ambient lighting. The second double bedroom mirrors the same attention to detail and style, also benefitting from sleek fitted wardrobes and overhead units. The third bedroom is a well-proportioned single, ideal as a child's room, or home office.

The recently fitted, family shower room features a walk in rainfall shower with black matte fixtures, a wall mounted vanity with drawer storage, heated towel rail and a matching WC. There is also a useful storage cupboard on the landing with shelves, utilized as an airing cupboard.

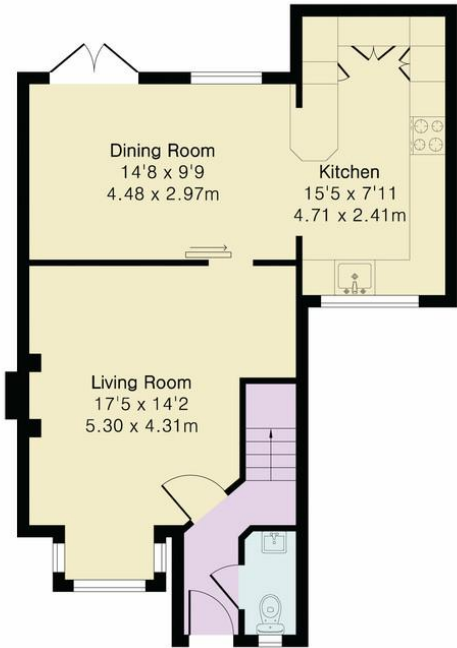
To the front, the property enjoys a neat and welcoming garden offering curb appeal throughout the seasons. A private driveway provides off road parking for two cars. The south facing, rear garden is a real highlight, a smart granite tiled patio has been created, providing the perfect setting for outdoor dining, while raised brick planters and mature shrubs bring structure and year-round interest. The level lawn area offers space for children or pets to play. Fully enclosed, with a wooden gate to the side offers access into the rear garden.



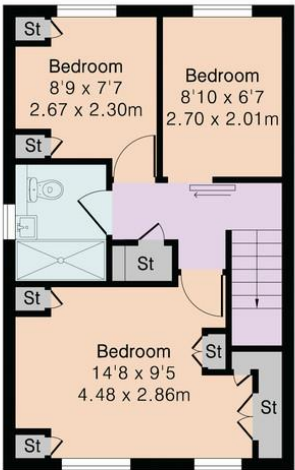
Approximate Gross Internal Area 899 sq ft - 83 sq m

Ground Floor Area 539 sq ft – 50 sq m

First Floor Area 360 sq ft – 33 sq m



Ground Floor



First Floor



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complete.

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the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot and in Exeter, which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co-op 0.3 mile
Town centre: 0.1 mile/Newton Abbot: 6.7 miles
Supermarket: Lidl 1 mile
Exeter: 14.8 miles

Relaxing

Beach: Teignmouth 10.2 miles
Park: Mill Marsh Park 0.5 mile
Tennis courts and swimming pool: 0.7 mile
Bovey Tracey Golf Centre: 1.5 miles

Travel

Bus stop: Le Molay-Littry Way: 0.1 mile
Train station: Newton Abbot 6.9 miles
Main travel link: A38 3.8 miles Airport:
Exeter 17.9 miles

Schools

Bovey Tracey Primary School: 0.3 mile
South Dartmoor Community College: 8.2 miles (school bus)

Please check Google maps for exact distances and travel times. Property postcode: **TQ13 9QU**

how to get there...

From the office in Bovey Tracey turn left into Le Molay Littry Way and take the third turning on the left into Churchfields Drive. Continue on this road and take the turning into the first cul-de-sac on the right where the property can be found in the bottom left hand corner.





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