

## 141 Churchfields Drive, Bovey Tracey - TQ13 9QZ

£385,000 Freehold

Three Double Bedroom, Detached Home on Three Levels. Situated Close to Town Centre with Garage and Driveway.

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## ROOM MEASUREMENTS:

Sitting Room: 16' 8" x 13' 9" (5.10m x 4.20m)

Kitchen/Dining Room: 16' 7" x 9' 1" (5.06m x 2.77m)

Conservatory: 10' 5" x 11' 1" (3.20m x 3.40m)

Bedroom One: 12' 5" x 10' 6" (3.80m x 3.21m)

Bedroom Two: 9' 6" x 10' 5" (2.90m x 3.20m)

Bedroom Three: 17' 4" x 10' 9" (5.30m x 3.30m)

Study: 7' 6" x 10' 9" (2.30m x 3.30m)

Garage: 16' 8" x 8' 6" (5.09m x 2.60m)

## AGENTS INSIGHT:

"This house is really well situated and a very pleasant home to be in. The three double bedrooms and large conservatory make it feel really spacious. The addition of the office area is a real treat for those who work from home, as its tucked away at the top of the house allowing you to get quiet work done.

Downstairs feels like a very sociable area with the kitchen diner leading onto the conservatory and garden allowing you to entertain all year round. The level garden and patio are great for alfresco dining and pottering about.

Churchfields Drive is a highly sought after area and not just because of its proximity to Parke and 'The Moors', but because of its reputation of being a quiet and friendly neighbourhood."



## STEP OUTSIDE:

The front garden is low maintenance with a short path, lawn and hedge. The door leading into the home is a modern and attractive uPVC design. All of the windows are uPVC double glazed. Access to the single garage is gained via the driveway which sits to the side of the property. The house and garage are separated by the wooden gate which leads into the level back garden. The garden itself is a lovely space which is gravelled with raised flower beds and a patio seating area.

## USEFUL INFORMATION:

Tenure: Freehold

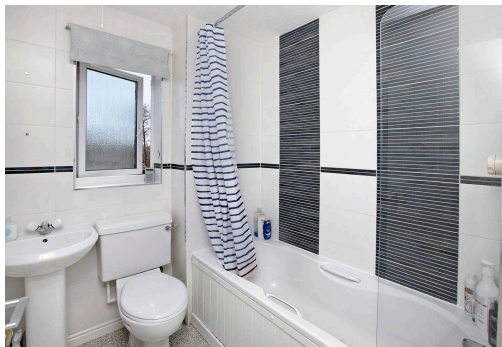
Council Tax Band: E (£3054.25 PA 2025/2026)

EPC Rating: D

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas Boiler



## LOCATION:

Ideally located in a popular residential area, in 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 courts. 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.



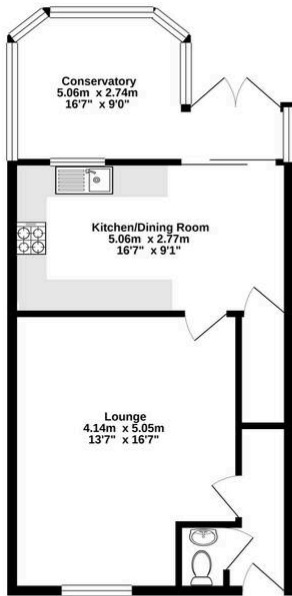


#### STEP INSIDE:

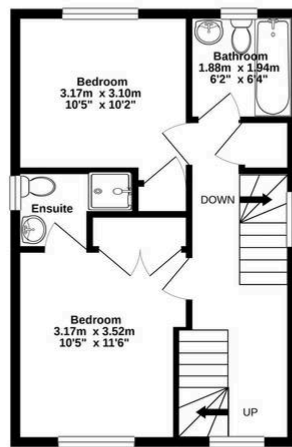
This inviting house is neatly set back from the road, with a front garden framed by a privet hedge leading to the front door featuring a canopy porch. As you walk in there is a downstairs cloakroom to your left and stairs ascending the first floor in front of you. This leads into the spacious sitting room which is complimented by the feature electric fireplace. The sitting room is attractively decorated and well proportioned for a family home. Walking through you are greeted by a modern kitchen with a built in oven and hob. There is plenty of room for the family dining table and the bonus of an under stairs pantry/store cupboard providing invaluable additional storage. Double sliding doors open onto the large conservatory which has an electric heater allowing you to utilise this room all year round. Double French doors open onto the garden. The first floor is comprised of two double bedrooms, one en-suite and a modern family bathroom. Stairs to the second floor lead to a useful study area and the third bedroom which is flooded with natural light from Velux windows and even though the ceiling is slanted provides plenty of head height.



Ground Floor  
49.8 sq.m. (536 sq.ft.) approx.



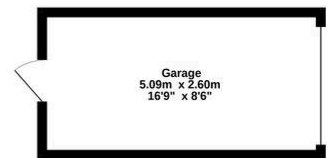
1st Floor  
39.5 sq.m. (426 sq.ft.) approx.



2nd Floor  
25.4 sq.m. (273 sq.ft.) approx.



Garage  
13.2 sq.m. (143 sq.ft.) approx.



**TOTAL FLOOR AREA : 128.0 sq.m. (1377 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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