



64 CHURCHFIELDS DRIVE, BOVEY TRACEY

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TQ13 9QU



Welcome to 64 Churchfields Drive, a well-proportioned and beautifully maintained three-bedroom home set in a quiet, residential cul-de-sac in the sought-after town of Bovey Tracey. With its generous layout, sunny conservatory, and attractive garden, this home is perfect for anyone looking to enjoy a relaxed lifestyle on the edge of Dartmoor.



From the moment you step inside, you'll notice the natural light, the sense of space, and the welcoming feel that makes this house a home. Thoughtfully arranged over two floors, it offers flexibility, privacy, and great flow — ideal for families, downsizers, or anyone wanting a peaceful base in this thriving market town.



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KEY FEATURES



 Three bedrooms (two doubles + one single)

 Generous living room with bay window

 Kitchen-diner with breakfast bar & garden access

 Conservatory overlooking private rear garden

 Garage and driveway parking

 Level enclosed garden with patio and lawn

 Walking distance to shops, schools & countryside



Welcome

On the ground floor, the ENTRANCE HALL leads past the CLOAKROOM/WC and in to the LOUNGE.

This room is very welcoming and positioned at the front of the property, enjoying excellent natural light through its feature bay window. Tastefully decorated with a warm, neutral palette, it offers ample space for both relaxation and entertaining.

Whether you're curled up with a book or hosting friends, this versatile living area feels inviting and well-proportioned.







The KITCHEN/DINING ROOM is a bright, sociable space designed for modern living. Fitted with a range of contemporary fitted units, offering excellent storage and generous worktop space, ideal for everyday cooking or entertaining guests. Integrated appliances blend seamlessly into the sleek design, while a breakfast bar provides a casual spot for morning coffee or a quick bite. There's plenty of room for a family-sized dining table, making this the natural hub of the home — whether you're hosting Sunday lunch or helping with homework while dinner simmers. A door doors lead directly into the CONSERVATORY, creating a smooth connection between indoor and outdoor living and flooding the space with natural light.







To the FIRST FLOOR , the property features THREE BEDROOMS. BEDROOM ONE is a generous double, positioned at the front of the property. It features a large window that draws in natural light and offers far-reaching views over the rooftops of Bovey Tracey and towards the distant hills. There's ample space for wardrobes and additional furniture, making it a calm and comfortable retreat at the end of the day. BEDROOM TWO, also a double, overlooks the rear garden. BEDROOM THREE is a bright single — perfect as a home office, nursery, or hobby room.



The family bathroom is well presented, finished in neutral tones, creating a clean and calming space. Fitted with a panelled bath with a shower over, a wash hand basin and a low-level WC. Modern tiling and fixtures add a touch of contemporary style, and a window to the rear allows in natural light and ventilation.



Outside

To the rear, the enclosed, level garden is both practical and peaceful — a mix of lawn and patio, offering plenty of space for children, pets, or outdoor dining. There's room for raised beds or a summerhouse, and a real sense of privacy. There is a side gate leading out to the parking area.

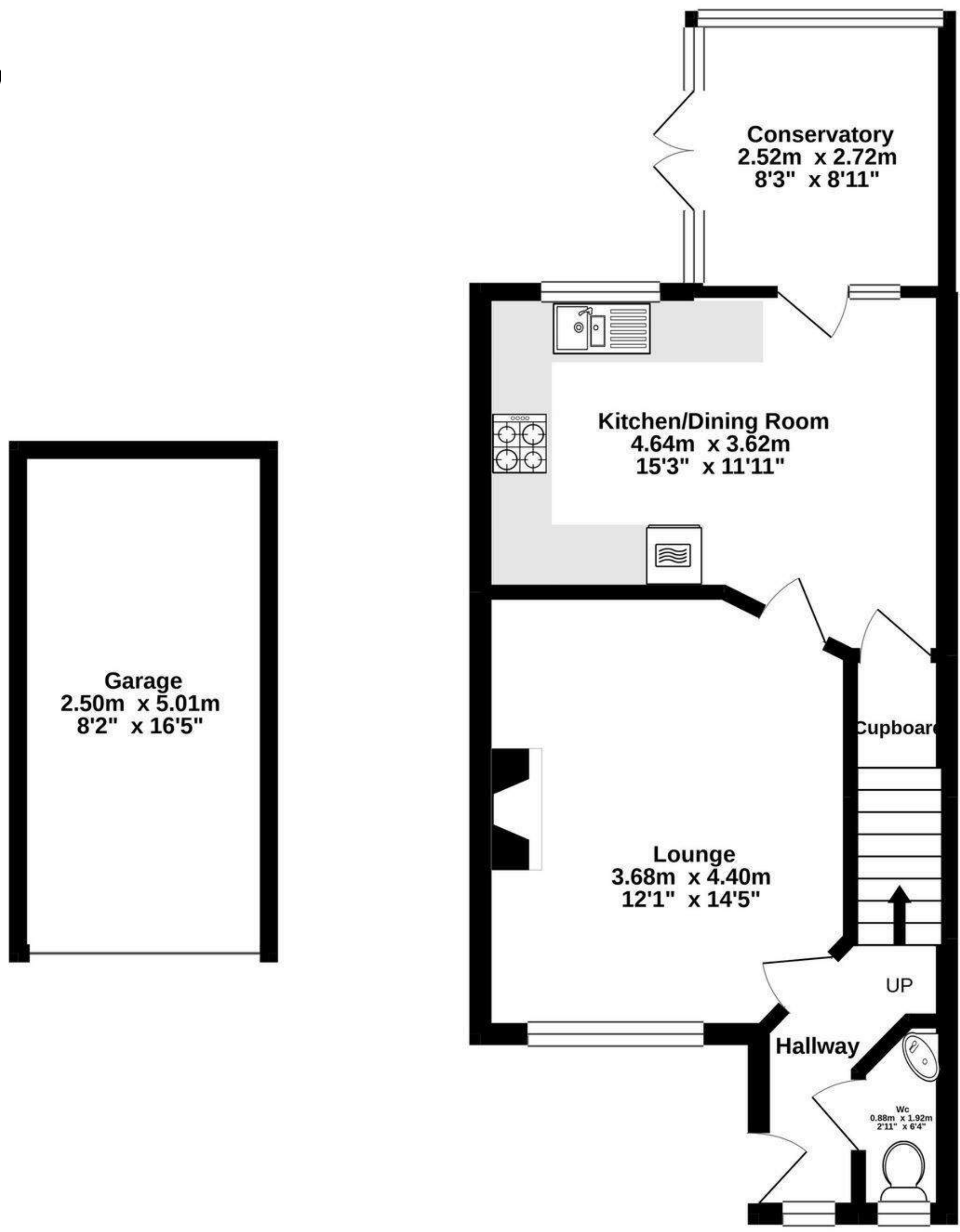
To the side, the property benefits from its own private driveway and a single GARAGE, providing useful storage and off-road parking.



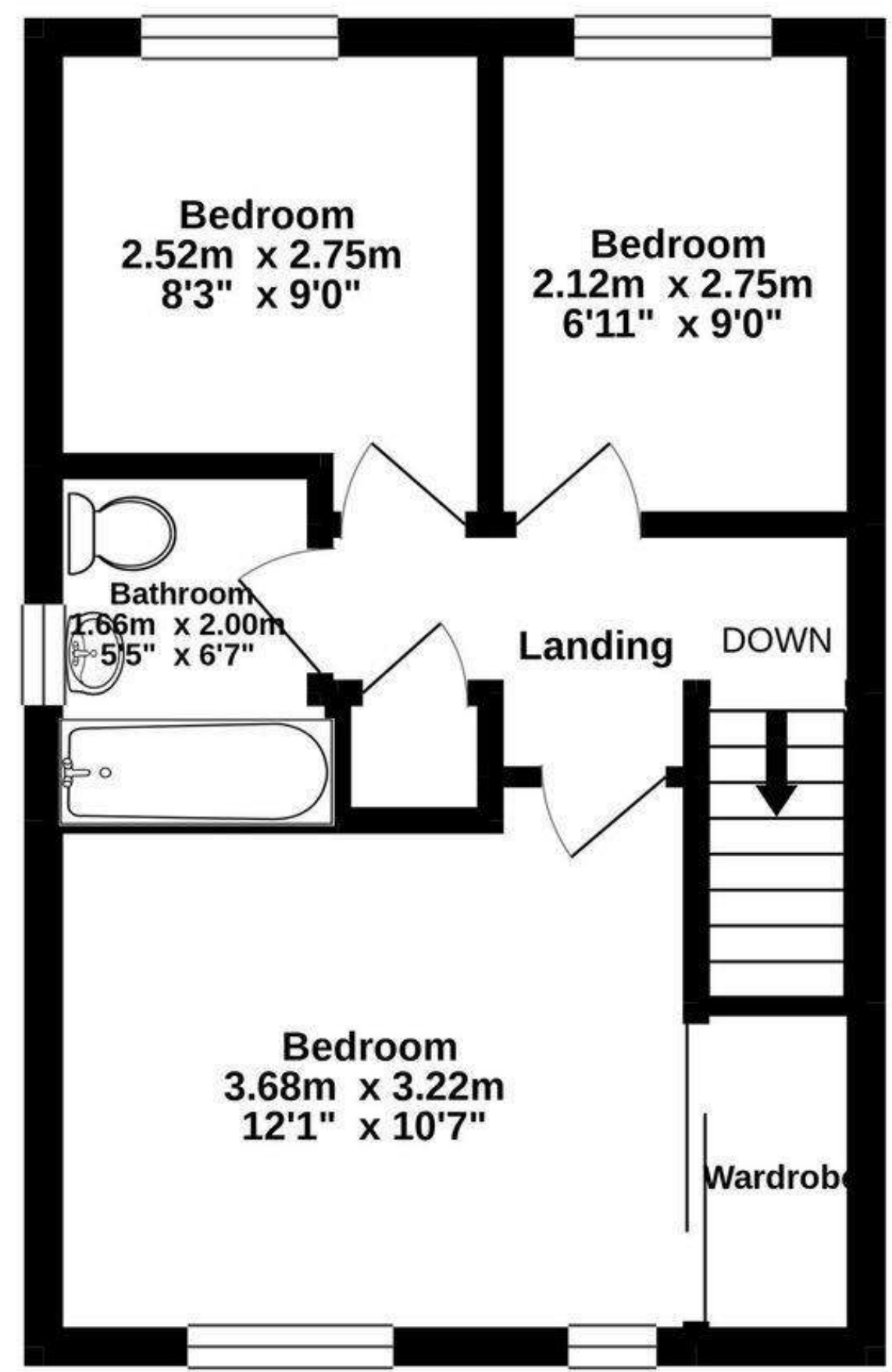
"We love how easy it is to pop into town or go for a walk on the moors. The garden is a real sun trap, and the conservatory is our favourite place to sit and unwind."

Ground Floor
56.4 sq.m. (607 sq.ft.) approx.

Floorplan



1st Floor
34.3 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA : 90.7 sq.m. (976 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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Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX - Band D

EPC - D

SERVICES

The property has all mains services connected. There is gas fired central heating.

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

Property Report - [Key Facts for Buyers](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Teign Valley Office - 01626 852666.

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.



Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.



THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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About Bovey Tracey

Bovey Tracey is one of South Devon's most desirable market towns, known for its vibrant community spirit, beautiful surroundings, and enviable position on the edge of Dartmoor National Park.

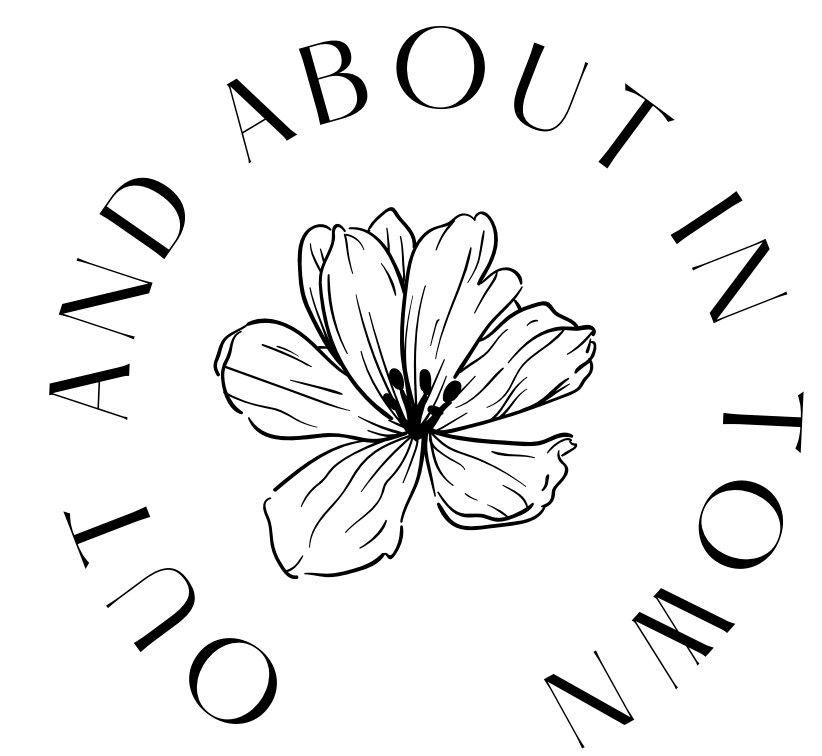
Often referred to as "The Gateway to the Moor," it blends the charm of a traditional town with the convenience of excellent local amenities – including independent shops, cafés, galleries, a health centre, and well-regarded schools.

Nature lovers and outdoor enthusiasts will find themselves perfectly placed, with immediate access to miles of scenic walking and cycling trails, as well as nearby destinations like Parke estate (National Trust) and Haytor Rocks.

Yet for all its countryside appeal, Bovey Tracey is incredibly well-connected: the A38 Devon Expressway is just a few minutes away, offering swift links to Exeter, Plymouth, and the M5. Mainline rail connections at nearby Newton Abbot make travel further afield easy.

And when you're in the mood for a change of scenery, the stunning South Devon coast is less than half an hour's drive – giving you the best of coast, country, and connectivity in one beautiful location.

Let me know if you'd like a version tailored for brochure, social media, or Rightmove use too.





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BOVEY TRACEY • DEVON



SCAN ME
TO BOOK
A
VIEWING

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Email: hello@sawdyeandharris.co.uk

