





67 Churchfields Drive, Bovey Tracey - TQ13 9QU

Guide Price £479,950 Freehold

A Four Bedroom, Detached Family Home located in the Heart of Bovey Tracey. A Double Garage and Driveway Provides Ample Parking. **Chain Free**

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Contact Us...

01626 818094

boveysales@chamberlains.co

50 Fore Street
Bovey Tracey TQ13 9AE

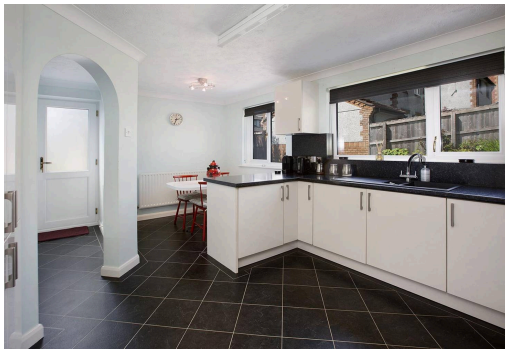
ROOM MEASUREMENTS:
Lounge: 18'0" x 11'8" (5.50m x 3.56m)
Dining Room: 10'4" x 9'8" (3.16m x 2.96m)
Kitchen/Breakfast Room: 16'8" x 10'8" (5.07m x 3.24m)
Utility Room: 8'3" x 4'10" (2.52m x 1.46m)
Study 9'2" x 8'3" (2.80m x 2.52m)
Bedroom: 14'6" x 12'7" (4.41m x 3.84m)
Bedroom: 14'6" x 10'3" (4.41m x 3.13m)
Bedroom: 12'0" x 9'10" (3.65m x 3.00m)
Bedroom: 9'5" x 8'9" (2.86m x 2.67m)
Double Garage: 16'10" x 16'5" (5.13m x 5.00m)

AGENTS INSIGHT:
" This four bedroom detached home is within easy access to the town centre which means you don't need to use the car every time you leave the house. It has a spacious feel and the two en-suites makes it ideal for visitors to feel welcome. There is an added bonus of a study, as so many people now work from home, it doesn't take away from your living space. The double garage is great to have one car tucked away and still leave space for storage or a workshop. With so much to offer, we highly recommend a viewing on this one."



STEP OUTSIDE:
The front garden has gravelled and lawn areas with a tarmac driveway leading to the double garage. An electric roller door to the front and a pedestrian door to the rear, it has power and light connected and eaves storage. Access on both sides to the rear garden. This has a level paved seating area which wraps around the property and a few steps lead up to the lawn. Fully enclosed there is a garden shed, flower beds & borders and a water tap.

USEFUL INFORMATION:
Tenure: Freehold
Council Tax Band: F (£3823.52 p.a 2026/27)
Local Authority: Teignbridge District Council
Services: Mains water, drainage, electricity and gas. Solar Panels
Heating: Gas central heating (Installed 2017)
Fibre Optic broad band connected
EPC Rating: B





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.

Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.



STEP INSIDE:

Steps lead up to the front door which opens to a spacious entrance hall. There is a downstairs WC and a study to the left, stairs rising to the first floor and an under stairs storage cupboard. To the right there is a lounge with a bay window, a gas fire inset to a fire surround and double doors opening to the dining room. Sliding patio doors open out to the rear garden and a further door to the kitchen.

The kitchen is fitted with plenty of cupboards, integrated eye level electric oven & hob, fridge and a further space for a fridge/freezer. There is an additional area to put a small dining table and chairs. The utility room has space for two appliances and this is also where the wall mounted, Vaillant boiler is housed. (Installed in 2017) There is a door to the side of the property and out to the rear garden.

First floor landing has an airing cupboard with slatted shelving and a hot water tank. Access to the partially boarded attic space with a pull down ladder and light connected.

Three double bedrooms with built in cupboards and two with en-suite shower rooms and a further, good sized single bedroom also with built in storage. The family shower room has been recently fitted with a large shower cubicle, WC and basin.





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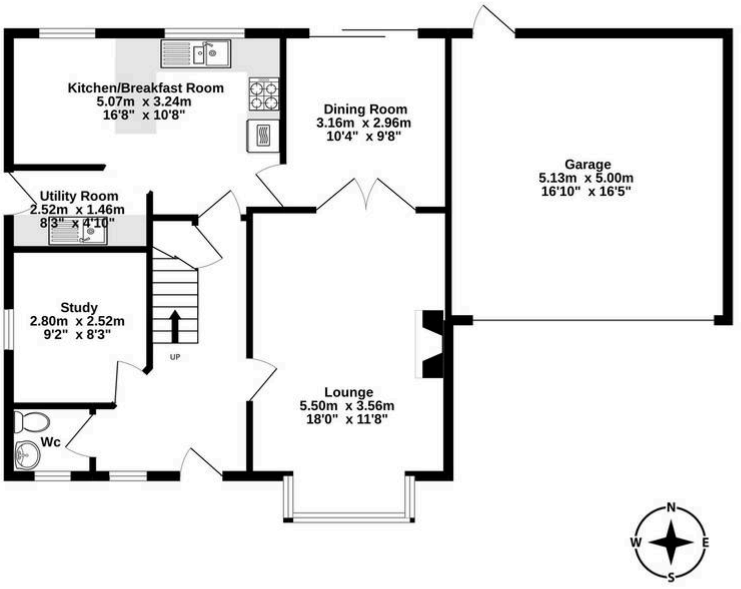
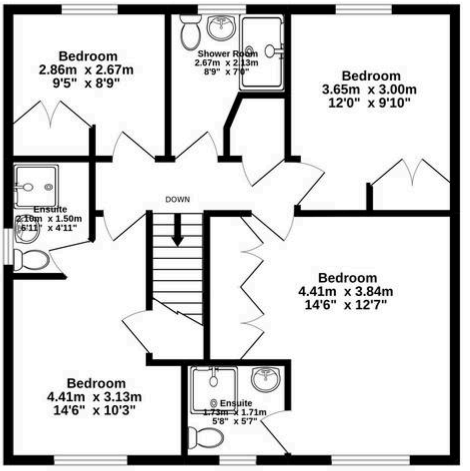
Ground Floor
88.9 sq.m. (957 sq.ft.) approx.



1st Floor
64.4 sq.m. (693 sq.ft.) approx.



TOTAL FLOOR AREA : 153.2 sq.m. (1650 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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