



A well-presented three-bedroom semi-detached home offered with no onward chain. Featuring a spacious lounge, modern kitchen/dining room, contemporary shower room, attached garage, driveway parking for three cars and a private enclosed rear garden. Conveniently located within a short walk from the town.

31 Churchfields Drive | Bovey Tracey | TQ13 9QU

complete.

thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

777 sq ft



LOCATION

Bovey Tracey



AGE

1995



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

TBC



COUNCIL TAX BAND

D



in a nutshell...

- Three-bedroom semi-detached home
- Spacious lounge with feature marble fireplace
- Modern kitchen/dining room
- Ground floor cloakroom/WC
- Contemporary family shower room
- Principal bedroom with fitted mirrored wardrobe
- Garage and driveway parking for three cars
- Private enclosed rear garden
- NO ONWARD CHAIN
- Bovey Tracey



the details...

Stepping through the front door, you are welcomed into an entrance hall with a convenient ground-floor cloakroom and staircase rising to the first floor. A door from the hallway opens into the spacious lounge, where a large front-facing window fills the room with natural light. A feature marble fireplace provides an attractive focal point, while there is ample space for comfortable seating, making it an ideal room for relaxing or entertaining. To the rear, the lounge flows into the kitchen/dining room. The kitchen is fitted with a range of contemporary white wall and base units, integrated double ovens, a gas hob and generous worktop space. There is ample room for a family dining table, together with a useful under-stairs storage cupboard. A glazed door provides direct access to the rear garden.

The first-floor landing gives access to three bedrooms, the family shower room and an airing cupboard. The principal bedroom is a generous double overlooking the front of the property and benefits from a large fitted mirrored wardrobe. Bedrooms two and three are positioned to the rear and offer flexible accommodation, ideal as children's bedrooms, guest rooms or a home office. The modern shower room is fitted with a walk-in glazed shower, vanity wash hand basin with storage beneath and a concealed cistern WC, complemented by fully tiled walls.

Externally, a brick-paved driveway provides off-road parking for three cars and leads to the attached single garage. A gravelled front garden with established planting enhances the property's kerb appeal. To the rear, the enclosed garden features a paved patio, level lawn and well-stocked borders with mature shrubs and flowering plants. The garden also benefits from external access to the attached garage and a timber shed for additional storage. Enclosed by timber fencing, it offers a private and manageable outdoor space, ideal for relaxing or entertaining.

Approximate Gross Internal Area 777 sq ft - 72 sq m (Excluding Garage)

Ground Floor Area 409 sq ft - 38 sq m

First Floor Area 368 sq ft - 34 sq m

Garage Area 169 sq ft - 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icons is for initial guidance only and should not be relied on as a basis of valuation.

complete.



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.

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 as the road bends to the right, the property can be found in the small cul-de-sac on the left. Before the public pathway.

Need a more complete picture? Get in touch with your local branch...

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