



A well-presented three-bedroom detached family home, situated on a corner plot within a quiet cul-de-sac, offering a spacious open-plan living/dining room, modern fitted kitchen, principal bedroom with en-suite, garage, driveway parking and a private, enclosed rear garden. Offered with no onward chain.

61 Churchfields Drive | Bovey Tracey | TQ13 9QU

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

986 sq ft



LOCATION

Bovey Tracey



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

70 C



COUNCIL TAX BAND

D



in a nutshell...

- Detached family home
- Three well-proportioned bedrooms
- Principal bedroom with en-suite shower room
- Spacious open-plan living/dining room
- Modern fitted kitchen
- Family bathroom
- Garage & Driveway
- Private, enclosed beautiful front & rear garden
- NO ONWARD CHAIN
- Bovey Tracey





the details...

Stepping through the front door, you are greeted by a welcoming entrance hall with stairs rising to the first floor and access to the main ground floor accommodation. A useful cloakroom/WC is conveniently positioned off the hallway, together with an understairs storage cupboard. Situated at the front of the property, the recently fitted modern kitchen is equipped with a comprehensive range of wall and base units, generous worktop space and ample room for appliances. To the rear, the impressive open-plan living and dining room spans the full width of the property, creating a bright and versatile living space. Centred around a feature fireplace, the room comfortably accommodates both lounge and dining furniture, while large windows and sliding patio doors provide an abundance of natural light and seamless access to the rear garden.

The first floor offers three well-proportioned bedrooms arranged around a central landing, together with the family bathroom. The principal bedroom enjoys a rear aspect and benefits from fitted mirrored wardrobes and the added convenience of an en-suite shower room. Bedroom two is another generous double room overlooking the rear garden, while bedroom three is positioned to the front and provides a flexible space, ideal as a child's bedroom, nursery or home office. This room also features a useful built-in storage cupboard. The accommodation is completed by the family bathroom, fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and WC.

Externally, the property is set back from the road behind a lawned front garden, with a driveway providing off-road parking and leading to the integral single garage with electric roll over door. A gated side pathway gives access to the rear garden. The enclosed rear garden enjoys a good degree of privacy and has been thoughtfully arranged over different levels. Immediately outside the property is a paved patio, providing an ideal space for outdoor dining and entertaining, with the remainder predominantly laid to lawn. Steps lead to an attractive raised landscaped area featuring established planting, rockery beds and a timber garden shed, while mature trees and shrubs enhance the overall sense of privacy and create an appealing outdoor environment.



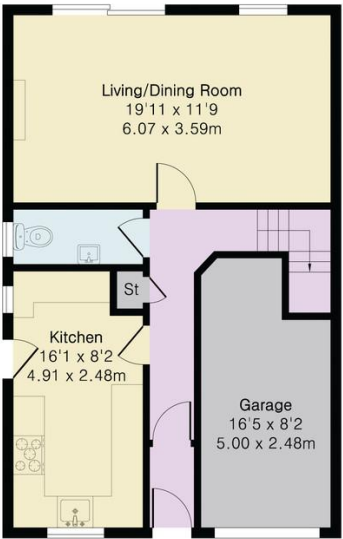
the floorplan...

Approximate Gross Internal Area 986 sq ft - 92 sq m
(Excluding Garage)

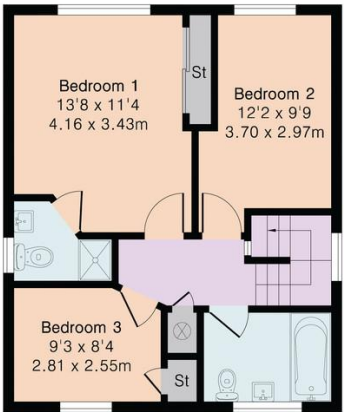
Ground Floor Area 503 sq ft – 47 sq m

First Floor Area 483 sq ft – 45 sq m

Garage Area 125 sq ft – 12 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, 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 icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

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, take the second left where the property can be found in the small cul-de-sac on the right.





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picture? Get in touch with
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