



97 Churchfields Drive, Bovey Tracey - TQ13 9QU

£485,000 Freehold

This detached, three bedroom bungalow is tucked away in a quiet cul-de-sac location very close to the town centre. On a level plot, it boasts a garage and driveway parking.

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ROOM MEASUREMENTS:

Lounge: 5.40m x 3.30m (17' 9" x 10' 10")

Dining Room: 3.11m x 2.76m (10' 3" x 9' 1")

Conservatory/Garden Room: 5.40m x 2.98m (17' 9" x 9' 9")

Kitchen: 3.11m x 2.98m (10' 3" x 9' 9")

Master Bedroom: 3.51m x 3.20m (11' 6" x 10' 6")

En-Suite: 2.12m x 1.39m (6' 11" x 4' 7")

Bedroom: 3.46m x 3.30m (11' 4" x 10' 10")

Bedroom: 3.17m x 2.38m (10' 5" x 7' 10")

Bathroom: 2.46m x 1.83m (8' 1" x 6' 0")

Garage: 5.00m x 2.40m (16' 5" x 7' 10")

USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: C

Council Tax Band: D (£2,498.94 pa 2025/26)

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas Boiler (Glow Worm - 2013 serviced annually)

Constructed in 1996.



STEP OUTSIDE:

At the front of the property, a driveway leads to a single garage fitted with an up-and-over door and equipped with power and lighting. A pathway guides you to the front entrance, while a second path leads to a wooden garden gate, offering access to the side and rear gardens. Attractive gravel borders frame two neat lawned areas, complemented by decorative pots that bring vibrant color during the spring and summer months. Both sides of the bungalow feature paved patio seating areas, perfect for outdoor relaxation. Adjacent to the garage, a practical wooden garden shed provides storage for tools and equipment. The rear garden is predominantly laid to lawn, with well-established shrubs, flowers, and small trees lining the boundaries. This private, southwest-facing space enjoys sunshine throughout most of the day, making it an ideal spot for entertaining or simply admiring from the beautiful conservatory.

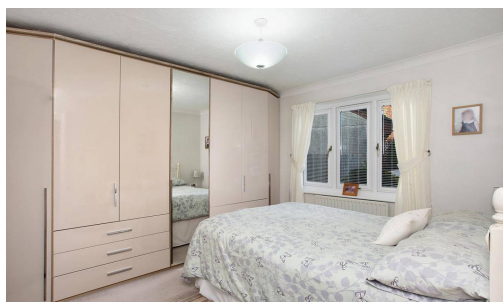


AGENTS INSIGHT:

"This well presented detached bungalow is a credit to the current owners. Situated in a 'tucked away' location within walking distance to the town centre. The addition of the garden room to the rear enhances the social area and provides a perfect place to relax whilst entertaining guests and admire the view over the rear garden."

LOCATION:

This charming detached bungalow is positioned within a quiet cul-de-sac location, with a short walk to the town centre. Known as the "Gateway to the Moors", Bovey Tracey 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 an hour's driving distance.



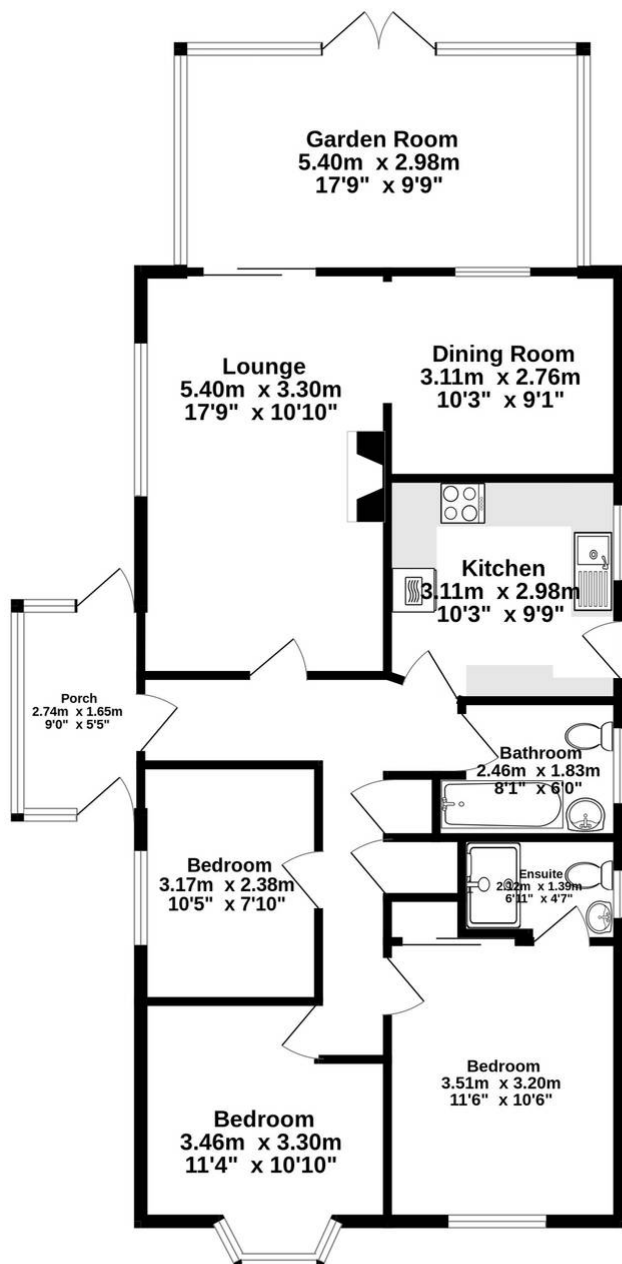


STEP INSIDE:

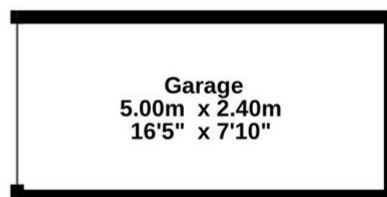
The property features a spacious and practical porch with a tiled floor and ample room for shoe storage, leading to the main front door. At the opposite end, a second door provides direct access to a small paved seating area and the rear garden. Inside, the bright entrance hall connects to all rooms and includes access to a partially boarded loft with lighting, a coat cupboard, and an airing cupboard housing the hot water tank. The living room boasts a gas fire set into a tiled hearth with a wooden mantle surround. A large archway opens into the dining area, which flows seamlessly to a stunning conservatory via sliding patio doors. The conservatory has recently been enhanced with a vaulted ceiling and additional roof windows, creating a light-filled space—perfect for relaxing or entertaining while enjoying views of the rear garden. The well-appointed kitchen offers generous storage, a built-in electric eye-level oven, and an electric induction hob. There are designated spaces for a fridge/freezer, washing machine, and dishwasher. A wall-mounted gas boiler is neatly tucked into one corner, and a side door provides access to a paved patio area and convenient routes to both the front and rear of the property. The master bedroom includes a half sized fitted wardrobe with sliding mirrored doors and a large front-facing window. Its en-suite shower room features a spacious shower cubicle, which has been extended into the fitted wardrobe, with mains supply, a vanity basin, and WC. Two additional bedrooms comprise one double with a bay window and a good-sized single. The family bathroom is equipped with a panelled bath, shower attachment on mixer taps, vanity basin, and WC.



Ground Floor
102.3 sq.m. (1101 sq.ft.) approx.



Garage
12.0 sq.m. (129 sq.ft.) approx.



TOTAL FLOOR AREA : 114.3 sq.m. (1230 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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