



34 Churchfields Drive, Bovey Tracey - TQ13 9QU

£325,000 Freehold

This Three Bedroom Semi-Detached Home is Available Chain Free. It has a Garage and Ample Parking on the Driveway. Situated Close to Bovey Tracey Town Centre.


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 50 Fore Street
Bovey Tracey TQ13 9AE

- Semi - Detached House
- Lounge and Kitchen/Diner
- Two Double Bedrooms and a Single Bedroom
- Shower Room and Downstairs WC
- Front and Rear Gardens
- Single Garage and Driveway
- Available Chain Free
- Tenure: Freehold
- EPC Rating: C

ROOM MEASUREMENTS:

Lounge: 4.38m x 3.49m (14'4" x 11'5")

Kitchen/Dining Room: 4.55m x 3.70m (14'11" x 12'2")

Conservatory: 3.60m x 2.13m (11'10" x 7'0")

WC: 1.75m x 0.85m (5'9" x 2'9")

Bedroom: 3.46m x 2.90m (11'4" x 9'6")

Bedroom: 2.69m x 2.50m (8'10" x 8'2")

Bedroom: 2.69m x 1.97m (8'10" x 6'6")

Shower Room: 2.01m x 1.56m (5'7" x 5'1")

Garage: 5.08m x 2.48m (16'8" x 8'2")

USEFUL INFORMATION:

Tenure: Freehold / EPC: C

Council Tax Band: D (Approx £2279 pa)

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas central heating



STEP OUTSIDE:

To the front there are gravelled flower and shrub beds, a slope up to the front door with a handrail and also steps as an alternative access to the front door. A tarmac driveway leads to the single garage and a side access to the rear garden. To the rear there is a small decked seating area, with the main garden area paved for ease of maintenance. There is a raised border with an array of shrubs and plants to add colour to this secluded garden.

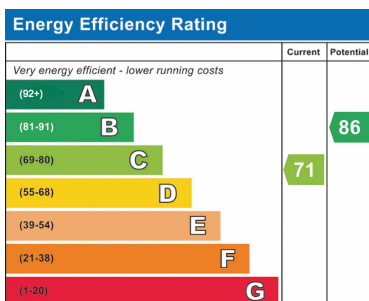
Single Garage:

The single garage has an up and over door with power connected. Ample parking on the driveway.



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.





STEP INSIDE:

The front door leads into an entrance hall with a down stairs WC and stairs rising to the first floor. A doorway takes you into a lounge with an electric fireplace as a focal point. A further door leads to the kitchen/diner with a large understairs cupboard, useful for storing an ironing board and vacuum cleaner. The kitchen has a built in eye level electric cooker with an inset gas hob and extractor hood over. There is a wall mounted gas fired boiler in one corner, space for a fridge/freezer and two further appliances. A door gives access to the conservatory which then has French door to take you to the rear garden.

The first floor landing has an airing cupboard housing the hot water tank and slatted shelving, there is also access to the loft space. Two double bedrooms, one with built in wardrobe and a further single bedroom. The shower room has a shower cubicle with electric shower, hand basin and WC.

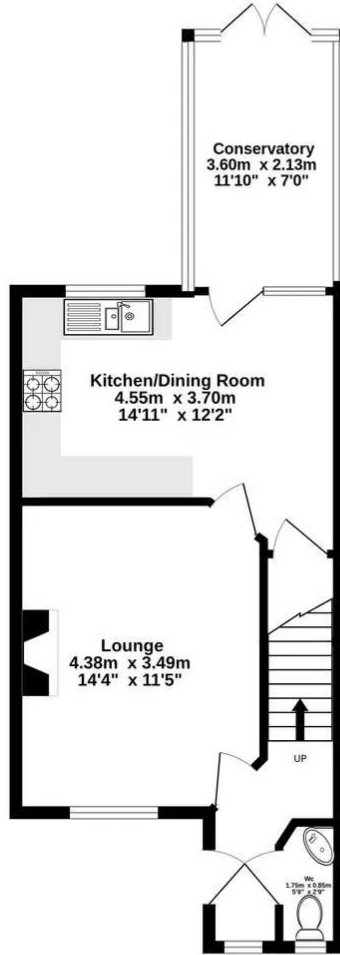
The property is double glazed throughout.



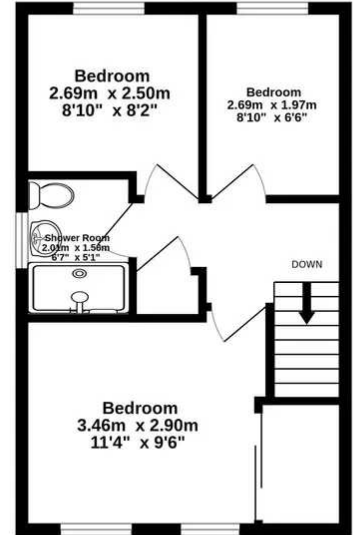
Garage
12.6 sq.m. (136 sq.ft.) approx.



Ground Floor
43.9 sq.m. (473 sq.ft.) approx.



1st Floor
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 90.0 sq.m. (968 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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