



74 Churchfields Drive, Bovey Tracey - TQ13 9QZ

£450,000 Freehold

Spacious 4-bed detached house with potential for renovation. Garage, driveway, and rear garden. Available with no onward chain and perfect for someone looking to put their own stamp on their new home!


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Contact Us...

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 50 Fore Street
Bovey Tracey TQ13 9AE

- Four Bedroom Detached House
- Master Bedroom with En-suite Shower Room
- Living Room & Separate Dining Room
- Kitchen & Breakfast Room
- Utility Room
- Main Shower Room & Downstairs WC
- Garage & Driveway
- Enclosed Rear Garden
- Available with no onward chain & In Need of Modernisation
- Tenure: Freehold / EPC Rating: C

ROOM MEASUREMENTS:

Entrance Hall: 4.51m x 2.03m (14'10" x 6'8")

Lounge: 5.79m x 3.79m (19'0" x 12'5")

Dining Room: 3.36m x 3.01m (11'0" x 9'10")

Kitchen/Breakfast Room: 5.58m x 4.17m

(18'4" x 13'8")

Utility: 2.76m x 1.83m (9'1" x 6'0")

WC: 2.13m x 1.01m (7'0" x 3'4")

Master Bedroom: 3.62m x 2.75m (11'11" x 9'0")

En-suite: 2.82m x 1.63m (9'3" x 5'4")

Bedroom: 3.50m x 3.37m (11'6" x 11'0")

Bedroom: 3.37m x 2.42m (11'0" x 7'11")

Bedroom: 2.75m x 2.30m (9'0" x 7'7")

Shower Room: 2.54m x 1.96m (8'4" x 6'5")

Landing: 3.38m x 2.56m (11'1" x 8'5")



STEP OUTSIDE:

To the front of the property is a driveway & lawned area with a row of hedge & shrubs. The rear garden is of generous proportions. A paved area creates an inviting spot for al fresco dining and entertaining, while the rest of the garden is laid to lawn, allowing for flexibility in landscaping and design. The garden is secluded by wooden fencing, ensuring privacy and tranquillity. A wooden gate provides side access. Further attributes of this property include a single garage, providing secure parking or additional storage, and a driveway accommodating two cars, offering convenience for residents and guests alike.

USEFUL INFORMATION:

Tenure: Freehold Council Tax Band: E (£2777.07pa 2023/2024)

Local Authority: Teignbridge District Council

EPC Rating: C

Services: Mains water, drainage, electricity and gas. Heating: Gas Boiler

Constructed in 1998

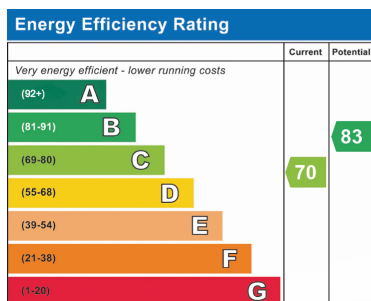


LOCATION:

This wonderful detached home is positioned within a central 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.

AGENTS INSIGHT:

"A perfect opportunity for someone looking for a family home to make their own. In need of a general modernisation throughout, but perfectly liveable whilst you do it. Located in a popular residential area in Bovey Tracey and only a 5-minute walk from the bustling town and local school/nursery, it's a gem not to be missed!"



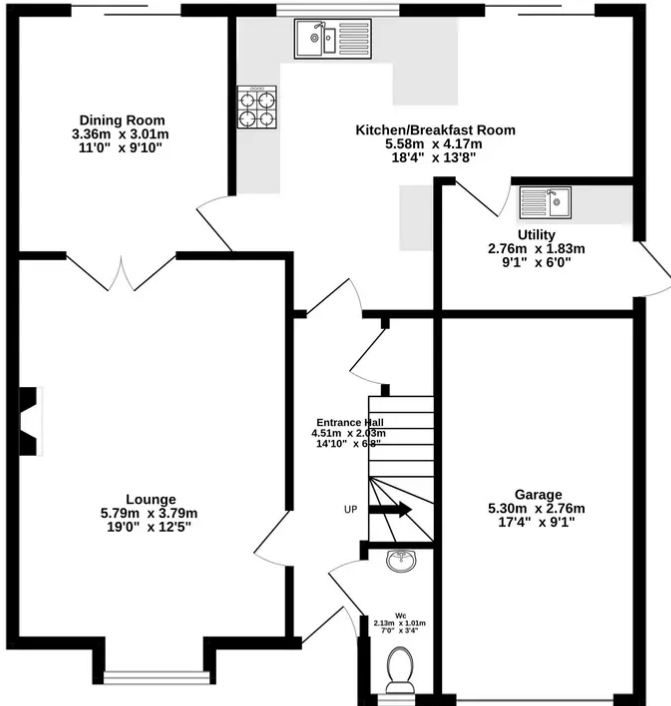


STEP INSIDE:

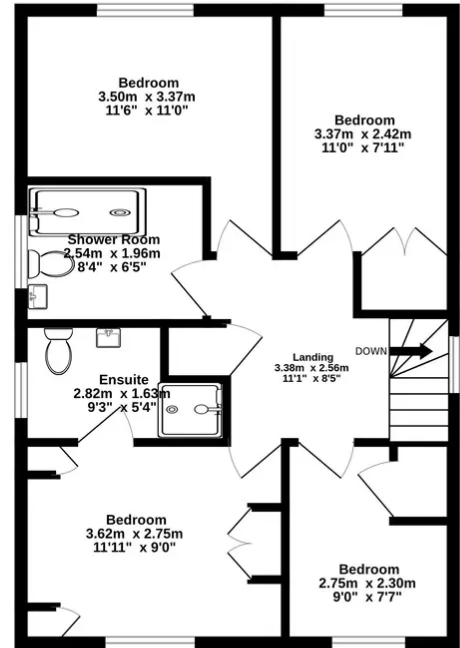
Introducing this four-bedroom detached house, a perfect opportunity for those seeking to make their mark and create their dream home. This property boasts immense potential and an ideal foundation for modernisation. Set in a desirable location, this house is truly a blank canvas awaiting the creativity of its new owners. Upon entering, you are welcomed into a spacious hallway with the living room off to your left. This inviting space features a gas fireplace providing warmth and comfort in the colder months. The adjacent dining room, complete with sliding doors leading to the rear garden, creates a seamless flow between indoor and outdoor living. Conveniently, the dining room also provides access to both the kitchen and living room, enhancing functionality and flexibility within the home. The well-appointed kitchen boasts a breakfast area, perfect for casual mornings or quick meals on the go. Sliding doors from the breakfast area provide both ample natural light and a direct connection to the rear garden. Additionally, a separate utility room with a sink and space for a washing machine and tumble dryer ensures practicality and convenience. The Worcester boiler is located on the wall. Completing the ground floor is a discreetly placed downstairs WC, thoughtfully positioned in the hallway near the front entrance, maximising accessibility for guests. Moving upstairs, the first floor offers three spacious double bedrooms and one single bedroom, providing ample space for a growing family or potential home office. The master bedroom is further enhanced by an en-suite shower room. There is also a family shower room. The first-floor landing incorporates a useful cupboard housing the water tank, catering to the practical needs of every-day living. Furthermore, the loft space is easily accessible from the landing, providing plenty of additional storage. In summary, this four-bedroom detached house presents a unique opportunity for those seeking a renovation project. With spacious rooms, a versatile layout, and a desirable location, this property is brimming with potential. Offering a single garage, a driveway, and an inviting rear garden, this house caters to both practicality and leisure.



Ground Floor
77.9 sq.m. (839 sq.ft.) approx.



1st Floor
51.4 sq.m. (553 sq.ft.) approx.



TOTAL FLOOR AREA : 129.3 sq.m. (1392 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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