



55 Churchfields Drive, Bovey Tracey - TQ13 9QU

£485,000 Freehold

4/5 bedroom modern detached house in a sought-after location in the heart of Bovey Tracey. Converted garage & open plan kitchen & dining room. Double driveway and good sized rear garden. This property has lots to offer and is a perfect family home.


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Contact Us...

 01626 818094

 boveysales@chamberlains.co

 50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: C

Council Tax Band: E (£2,786 pa 2024)

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas Boiler (Worcester installed roughly 2011.) Gledill Hot Water Cylinder installed 2 years ago.

Constructed in 1996.

ROOM MEASUREMENTS:

Lounge: 4.80m x 3.51m (15'9" x 11'6")

Kitchen/Diner: 7.49m x 2.92m (24'7" x 9'7")

Conservatory: 3.45m x 2.82m (11'4" x 9'3")

Bedroom/Office: 4.65m x 2.70m (15'3" x 8'10")

Master Bedroom: 3.70m x 3.30m (12'2" x

10'10")

Bedroom: 3.59m x 2.89m (11'9" x 9'6")

Bedroom: 3.05m x 2.92m (10'0" x 9'7")

Bedroom: 2.92m x 2.74m (9'7" x 9'0")

AGENTS INSIGHT:

This delightful and well presented home is a credit to its owners. Ideal for a growing family, the open plan space is perfect for entertaining and family days/ nights in. The converted garage is an added bonus creating an extra room for a home office, bedroom or playroom. In an ideal location, this home is within easy walking distance of the town centre and country walks."

**STEP OUTSIDE:**

Approaching the property, you are welcomed by a double tarmac driveway, for parking 2-3 vehicles. The property's rear garden is an attractive feature. South facing and of generous proportions, it offers a delightful outdoor space for relaxation and entertaining family & friends. Accessed via the conservatory or a door from the kitchen, a charming patio area invites al fresco dining, while the remaining portion is laid to lawn and encompassed by wooden fencing, ensuring privacy and seclusion.

**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.

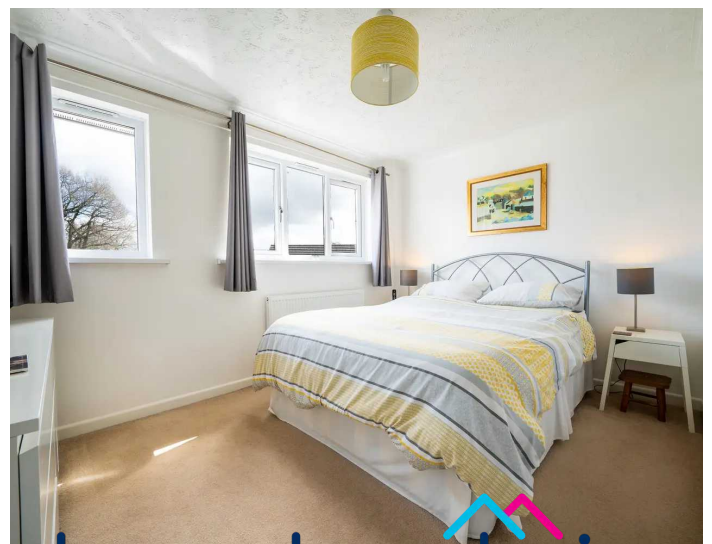




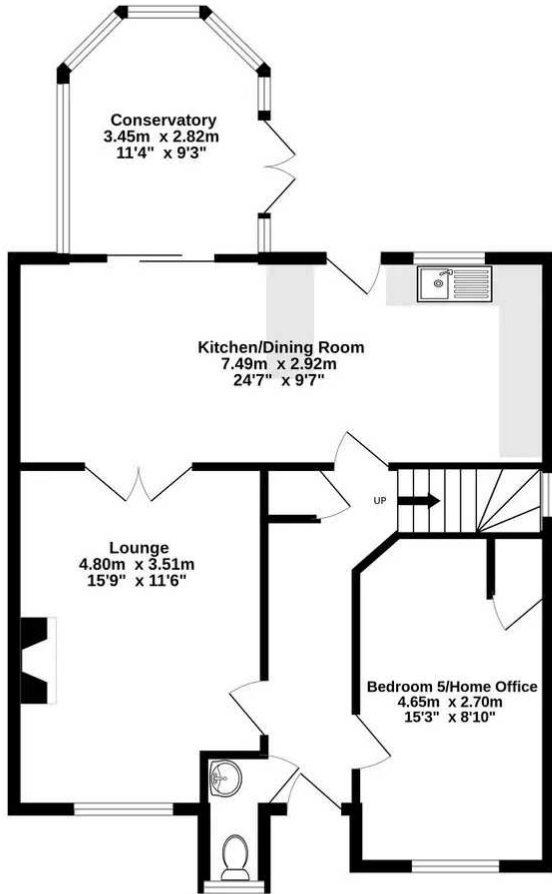
STEP INSIDE:

The garage has been expertly converted prior to the current ownership, which now serves as a flexible space that can be utilised as an additional bedroom, home office, or even a playroom.

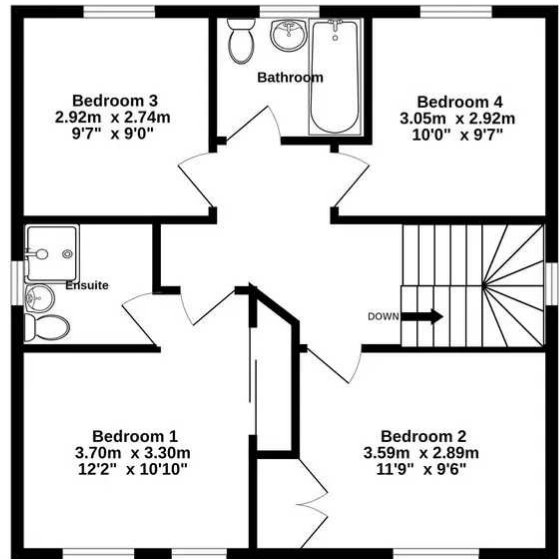
Continuing on, the downstairs living area has been thoughtfully transformed into a stunning open plan kitchen and diner, creating a seamless flow throughout the ground floor. This was completed approx 6 years ago. The kitchen features light wood-effect doors, sleek black worktops, and tiled flooring. It offers provisions for an undercounter washing machine, dishwasher, and even a tall American-style fridge freezer. An eye-level oven, 4-ring gas hob, and extractor fan complete the array of amenities. To further enhance its functionality, a convenient breakfast bar has been added, making it an ideal for a sociable family space as well as a dining table for those sit down evening meals. The worcester boiler was installed approx 12/13 years ago and has been serviced every year. Sliding doors lead out to the conservatory which creates a comfortable addition. A downstairs toilet, conveniently located by the front entrance, adds further convenience. The living room boasts neutral decor with wooden flooring and has a gas fireplace in situ. Moving upstairs, you will discover tastefully decorated and generously proportioned bedrooms. The master bedroom boasts a modern ensuite shower room. Furthermore, there is a main bathroom with a bath and overhead shower. The loft has a pull down ladder and is half boarded. In conclusion, this impeccable property offers a unique opportunity to enjoy modern, versatile living in a highly desirable location. Its adaptability and wealth of amenities make it the ideal home for buyers seeking comfort, convenience, and style.



Ground Floor



1st Floor



TOTAL FLOOR AREA : 126.9 sq.m. (1366 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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