



83 Churchfields Drive, Bovey Tracey - TQ13 9QU

£395,000 Freehold

Situated just a short, level walk from Bovey Tracey town centre and located within a highly sought after area, this three bedroom property has just come to the market.


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 4.98m x 3.75m (16'4" x 12'4")

Dining Room: 3.08m x 3.07m (10'1" x 10'1")

Kitchen: 3.90m x 2.69m (12'9" x 8'10")

Conservatory: 3.47m x 3.24m (11'5" x 10'7")

WC: 1.54m x 1.47m (5'1" x 4'10")

Master Bedroom: 3.90m x 3.47m (12'9" x 11'5")

Ensuite: 1.78m x 1.54m (5'10" x 5'1")

Bedroom: 3.08m x 2.29m (10'1" x 7'6")

Bedroom: 3.01m x 3.00m (9'11" x 9'10")

Bathroom: 2.03m x 1.70m (6'8" x 5'7")

Garage: 5.47m x 2.66m (18'0" x 8'9")

USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: C

Council Tax Band: D (Approx £2,279 pa 2024)

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas Boiler installed by CR Tonepohl in 2019. (Last serviced August 2023).

Constructed in 1996.

AGENTS INSIGHT:

This charming house and garden has been loved by its current owner and, though aspects of it may be dated, it is liveable in and therefore offers the opportunity to update and modernise as and when you choose.



STEP OUTSIDE:

Sited on a large corner plot, the property comes with parking for two vehicles in addition to a single attached garage with electric up and over door. The front of the property is laid to lawn with cherry tree and flower beds. The enclosed rear garden consists of a paved area with raised flower beds and shed for storage. Steps lead to a further shed, used by the current owner as an art studio and a paved patio, bordered by mature plants and shrubs, perfect for alfresco dining.



LOCATION:

This charming link-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.



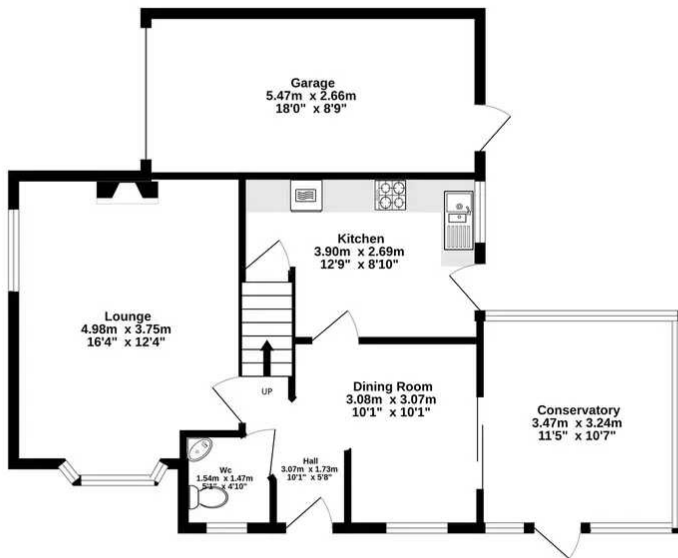
STEP INSIDE:

From the entrance hall doors lead to the living room, downstairs cloakroom, dining room/kitchen and conservatory (installed by the current owner in 2018). The spacious living room has dual aspect windows and gas fireplace with mantel surround. The cloakroom contains close coupled WC and washbasin. The dining room, currently used as a snug, leads to both the kitchen and conservatory. The kitchen is fitted with ivory shaker-style doors with wooden handles and has space for a washing machine, dishwasher and tall fridge freezer. There is a built-in oven and grill along with a four ring gas hob and extractor fan. The wall mounted Worcester boiler was installed in 2019. The back door leads from the kitchen out to the garden. Sliding doors lead from the dining room to the conservatory, with views to the beautiful garden all year round. The conservatory has two heaters, remote control blinds, three way overhead lights and additional power sockets.

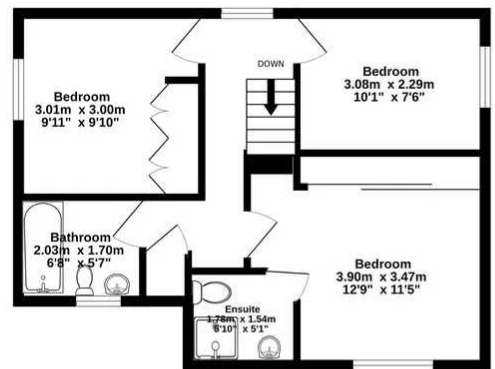
Upstairs, the master bedroom has large built-in mirrored wardrobes and an ensuite shower. The second double bedroom has built-in wardrobes and south facing window. The third, single bedroom, is currently being used as an office and overlooks the rear garden. The good size family bathroom has a bath with overhead shower, pedestal basin and WC. The landing offers an airing cupboard housing the water tank and wood slats for storing linen, along with a hatch providing access to the loft (although no ladder or boarding is currently in place).



Ground Floor
67.0 sq.m. (721 sq.ft.) approx.



1st Floor
40.9 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 107.9 sq.m. (1161 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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