



A beautifully presented four bedroom family home which has been refurbished to provide comfortable light and airy accommodation, with a delightful enclosed rear garden, set in this popular residential area, giving a level and easy walk to the town centre, bus services and doctors surgery.

73 Churchfields Drive | Newton Abbot | TQ13 9QU





PROPERTY TYPE

Detached House



SIZE

1,318 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

73 C



COUNCIL TAX BAND

E



in a nutshell...

- Refurbished Kitchen Dining Room
- Study/Reception Room/Play Room
- Utility Room
- Cloakroom
- Principle Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Gardens
- Parking





the details...

The entrance hall gives access to the study/playroom/reception/bedroom which has been converted from the garage. It has been fitted with double doors to the front, so can easily be reverted back into a garage if so wished. This light and airy room has retained a door leading to the side of the property. The sitting room is warm and welcoming with a large window to the front and a feature fireplace making an attractive focal point. The kitchen/dining room has been refurbished to provide a superb room, especially when entertaining family and friends. Fitted with a range of pale blue wall and base units with light worktops over, incorporating a sink with mixer tap. Appliances include a fridge/freezer, oven and microwave combination, extract hob over and dishwasher. Patio doors lead out into the garden and a door leads into the utility room which is fitted with a range of units incorporating a sink unit and spaces for a washing machine and dryer, wall mounted gas boiler which serves the central heating and a door leading out into the rear garden. Door to Cloakroom comprising hand basin and w.c.

On the first floor the principal bedroom benefits from an ensuite shower room, with walk in shower cubicle, hand basin and w.c. There are three further bedrooms and a family bathroom which comprises a panelled bath with shower over, pedestal hand basin and w.c.

The front the property offers parking for two cars with a small garden area to the side. A path leads to the rear garden where there is a paved patio, ideal for bar-be-cues etc. The garden has been terraced to provide lawns and planted areas filled with an array of mature shrubs and plants give a delightful back drop to this lovely home. At the top of the garden is a useful summerhouse from which you can sit and quietly admire the garden.

Tenure: Freehold

Council Tax Band: F

Services: Mains electricity, gas, water and drainage

Broadband and Mobile Signal - Please visit <https://checker.ofcom.org.uk> for availability.

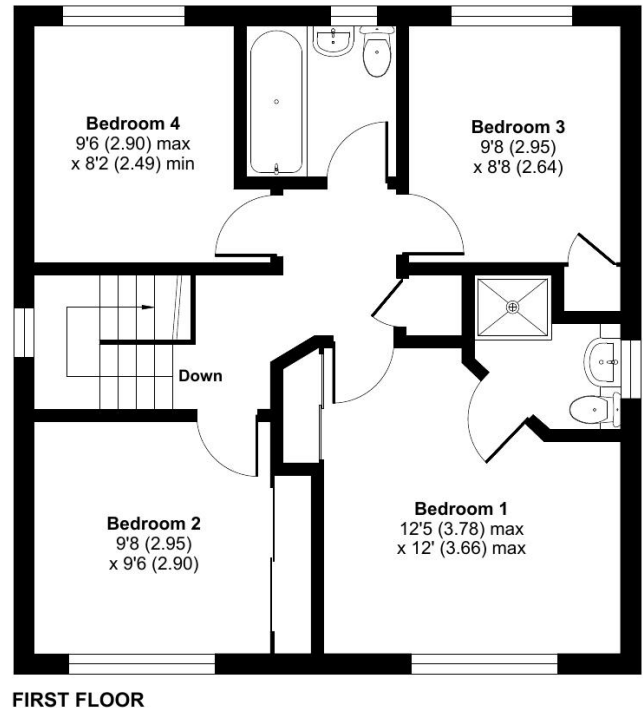
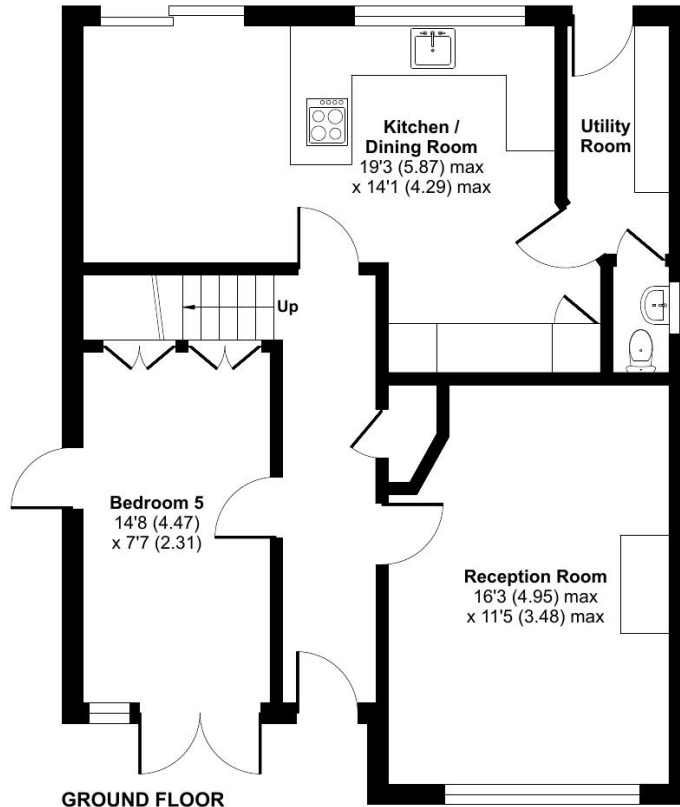


the floorplan...

Churchfields Drive, Newton Abbot, TQ13

Approximate Area = 1318 sq ft / 122.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Ashtons Complete (Complete Property). REF: 1139413



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the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, banks, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot and in Exeter, which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co-op 0.3 mile

Town centre: 0.1 mile/Newton Abbot: 6.7 miles

Supermarket: Co-op/Tesco Express 0.3 mile

Exeter: 14.8 miles

Relaxing

Beach: Teignmouth 10.2 miles

Park: Mill Marsh Park 0.5 mile

Tennis courts and swimming pool: 0.7 mile

Bovey Tracey Golf Centre: 1.5 miles

Travel

Bus stop: Le Molay-Littry Way: 0.1 mile

Train station: Newton Abbot 6.9 miles

Main travel link: A38 3.8 miles

Airport: Exeter 17.9 miles

Schools

Bovey Tracey Primary School: 0.3 mile

South Dartmoor Community College: 8.2 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9QU**

how to get there...

From the Complete Office in Bovey Tracey turn into Le Molay-Litry Way and take the third turning on the left into Churchfields Drive. Continue on this road where the property can be found on the left hand side.





Need a more complete picture? Get in touch with your local branch...

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