





125 Churchfields Drive, Bovey Tracey - TQ13 9QZ

£450,000 Freehold

A Four Bedroom, Detached Family Home located in the Heart of Bovey Tracey. With generous living accommodation, garage, driveway and enclosed rear garden, offering scope for modernisation. *CHAIN FREE*

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Contact Us...

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50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 18’6” x 11’6” (5.64m x 3.50m)
Kitchen: 14’2” x 9’3” (4.32m x 2.81m)
Utility Room: 8’8” x 4’9” (2.64m x 1.44m)
Dining Room: 10’9” x 9’7” (3.27m x 2.92m)
Landing: 15’0” x 6’3” (4.58m x 1.90m)
Bedroom: 12’9” x 8’8” (3.88m x 2.64m)
Bedroom/Study: 9’9” x 9’7” (2.98m x 2.92m)
Bedroom: 14’7” x 11’6” (4.44m x 3.50m)
En-suite: 7’3” x 5’2” (2.22m x 1.58m)
Bedroom: 12’3” x 10’7” (3.74m x 3.22m)
Bathroom: 9’7” x 6’10” (2.92m x 2.08m)
Garage: 16’6” x 8’1” (5.03m x 2.47m)

USEFUL INFORMATION:

Tenure: Freehold
Council Tax Band: E (£3235.28 p.a 2026/27)
Local Authority: Teignbridge District Council
Services: Mains water, drainage, electricity and gas
EPC Rating: C

AGENTS INSIGHT:

“A spacious and wonderfully light detached home, offering generous living accommodation, four bedrooms, a beautiful garden and a peaceful residential setting in need of some modernisation.”



STEP OUTSIDE:

The front garden has a lawned area with a tarmac driveway for two vehicles. The single garage has an up and over door to the front, and a pedestrian door to the right hand side of the property, with power and light connected. Accessed from the utility room or dining room the rear garden has a level paved seating area which stretches along the rear of the property with an awning across the sliding patio doors for a shaded area of seating. A couple steps lead up to the lawn. Fully enclosed there plenty of shrubs and trees.





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.

Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.



STEP INSIDE:

As you step inside, you are welcomed into an inviting entrance hall, setting the tone for the generous accommodation that lies beyond. The hall provides access to the principal living spaces, with a useful downstairs storage cupboard – ideal for keeping coats and shoes neatly tucked away.

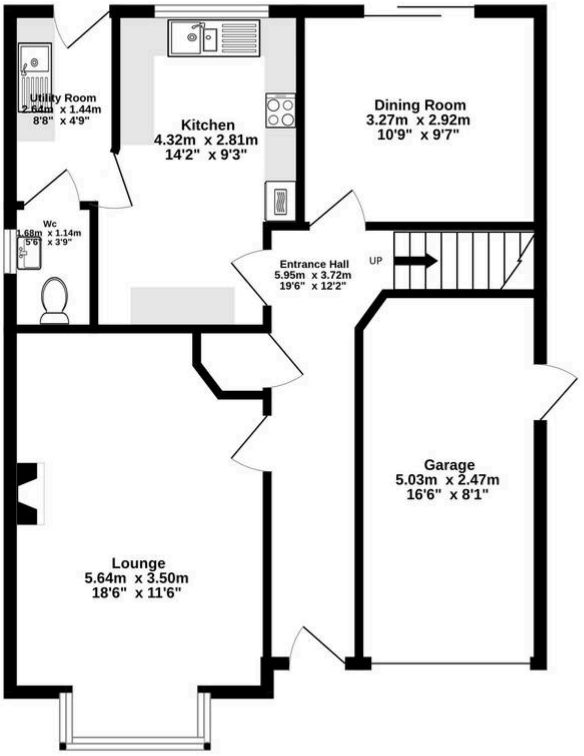
To the left is the spacious lounge, a wonderfully light and comfortable room with natural light flooding in from the front of the property. There is plenty of space for a range of furniture, with a feature fireplace creating a lovely focal point and a generous bay window overlooking the front garden.

The kitchen can be accessed from entrance hall, offering a good range of storage and worktop space. There is an oven and integrated hob, a sink positioned to overlook the garden and space for both a dishwasher and fridge freezer. A separate utility room provides further practical space, with room for a washing machine, tumble dryer, alongside a useful cupboard and worktop space. There is a useful door out to the garden and just off the utility room is the downstairs WC that hosts a wc and wash basin.

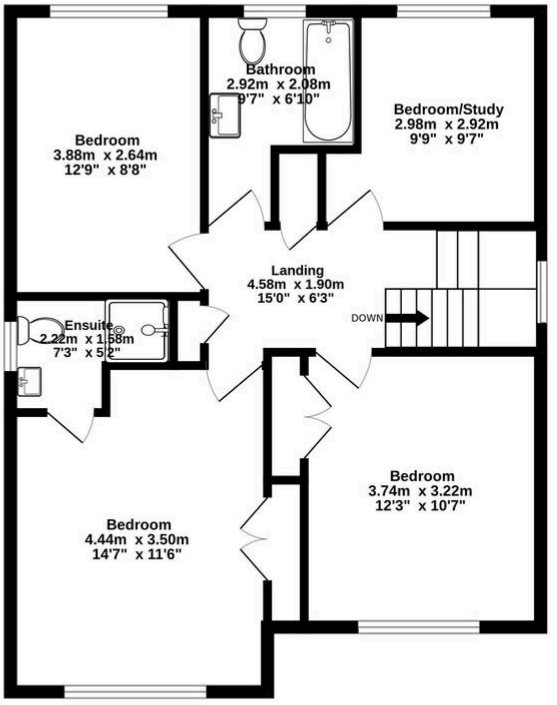
To the rear of the property is the dining room, there is ample room for a family-sized dining table, making this an inviting space for both everyday meals and entertaining. Sliding patio doors open directly outside, providing an additional place to sit and unwind while enjoying views across the garden.

Upstairs, the sense of space continues. The landing benefits from a useful airing cupboard, perfect for storing linens and household essentials and an additional storage cupboard for household cleaning products. The first of the bedrooms is a well-proportioned double, with built-in wardrobes, enjoying a pleasant outlook over the front garden. Next a good size single bedroom which overlooks the rear and is currently utilised as a home office. The family bathroom is next, offering a bath with an overhead shower, WC and wash basin. A further well-proportioned double bedroom overlooks the rear garden with built in wardrobes. Completing the accommodation is the generous master bedroom, a comfortable double overlooking the front of the property. A large built-in wardrobe provide excellent storage, while the En-suite shower room features a WC, wash basin and walk-in shower.

Ground Floor
66.4 sq.m. (715 sq.ft.) approx.



1st Floor
63.6 sq.m. (684 sq.ft.) approx.





TOTAL FLOOR AREA : 130.0 sq.m. (1399 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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