





45 Churchfields Drive, Bovey Tracey - TQ13 9QU

£390,000 Freehold

A welcoming three-bedroom family home with two reception rooms, enclosed rear garden, garage and driveway parking for 3 vehicles, situated in a 5 minute walking distance of Bovey Tracey town centre.

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STEP INSIDE:

As you step inside, you are immediately welcomed by the warm and homely feel of this inviting family home. The entrance hallway is neatly decorated with laminate flooring, useful space for hanging coats and an understairs cupboard providing practical storage for shoes and household essentials.

To the left, the downstairs cloakroom comprises a WC and wash basin, followed by the recently updated dining room. Overlooking the front of the property, this generous space comfortably accommodates a large family dining table, with plenty of room for additional furniture. A double door space open through to the lounge, creating a lovely flow between the two reception rooms.

The lounge is undoubtedly the heart of the home, featuring a striking terracotta accent wall, continued from the dining room, alongside an attractive feature fireplace. Double patio doors provide direct access to the rear garden, allowing natural light to fill the room, while a separate entrance from the hallway adds to the practical layout.

Completing the ground floor is the well-proportioned kitchen, offering an excellent range of cupboards and worktop space, an integrated dishwasher and room for a fridge/freezer and washing machine. A breakfast bar provides the perfect opportunity for informal seating, while a further patio door offers convenient access to both the rear garden and garage.

Upstairs, the landing benefits from a particularly useful airing cupboard, ideal for storing towels and household linens. There are three double bedrooms, including the spacious main bedroom overlooking the rear garden. Currently accommodating a large double bed and two wardrobes, this room also benefits from its own recently updated En-suite shower room, finished with modern tiling and comprising a shower cubicle, WC and wash basin.

The second double bedroom also enjoys a pleasant outlook over the rear garden, while the third overlooks the front of the property and currently accommodates a small double bed and additional furniture. Completing the first floor is the family bathroom, fitted with a bath and handheld shower, WC and wash basin.

ROOM MEASUREMENTS:

Hallway: 20’11” x 5’11” (6.37m x 1.81m)
WC: 4’11” x 4’3” (1.50m x 1.29m)
Lounge: 15’0” x 11’9” (4.56m x 3.57m)
Dining Room: 10’0” x 9’1” (3.06m x 2.76m)
Kitchen/Breakfast Room: 12’4” x 12’0” (3.75m x 3.65m)
Landing: 9’5” x 8’0” (2.87m x 2.43m)
Bedroom: 12’5” x 10’4” (3.79m x 3.15m)
En-suite: 7’7” x 4’10” (2.32m x 1.48m)
Bedroom: 12’4” x 8’2” (3.75m x 2.48m)
Bedroom: 9’11” x 8’9” (3.02m x 2.67m)
Bathroom: 6’8” x 6’4” (2.02m x 1.92m)
Garage: 17’0” x 8’2” (5.17m x 2.48m)

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.
Heating: Gas central heating
EPC Rating: C

Anti-Money Laundering Regulations:

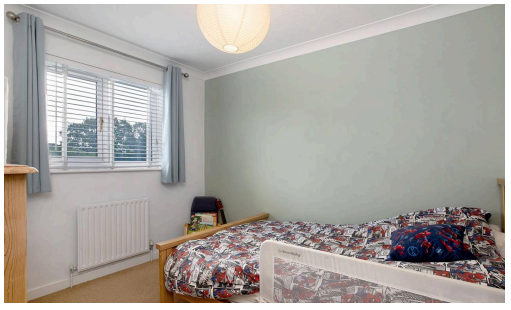
Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.



STEP OUTSIDE:

To the front, the property benefits from a generous driveway providing parking for approximately three vehicles, with a combination of tarmac and gravelled areas. The single garage offers useful additional storage and benefits from power and lighting, with space for appliances, currently hosting a tumble dryer. The enclosed rear garden can be accessed directly from both the lounge and kitchen, making it particularly convenient for everyday family life and entertaining. A patio area sits immediately outside the property, with a few steps leading up to a further patio seating area and a lawned garden beyond. Fully enclosed, this is a lovely space for relaxing outdoors, enjoying summer gatherings or providing a secure area for children and pets to play.





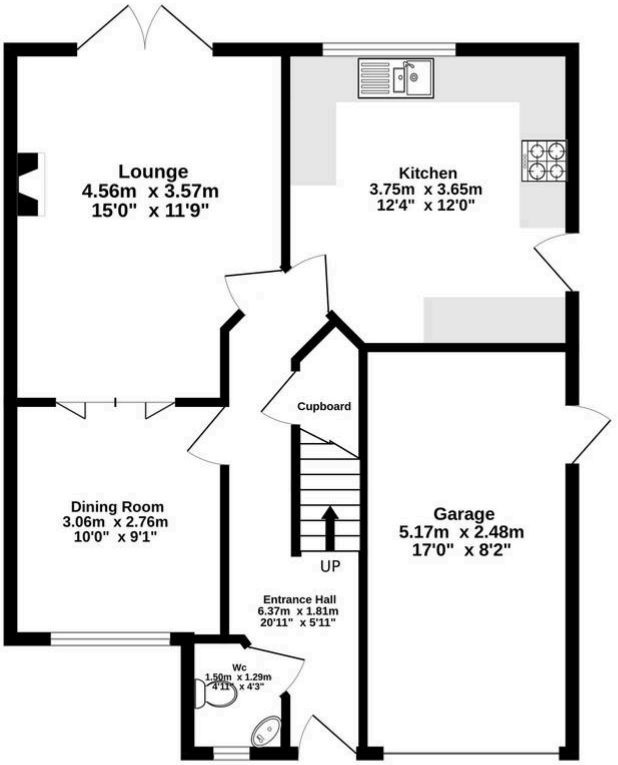
LOCATION:

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.

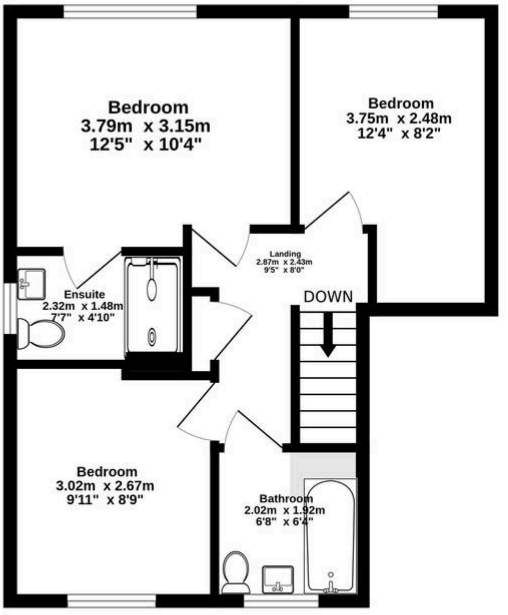
AGENTS INSIGHT:

" A welcoming & well-presented home offering 3 double bedrooms, 2 reception rooms, an En-suite to the main bedroom & aN enclosed rear garden. With driveway parking for 3 vehicles & a garage, this property combines practical living with a lovely homely feel all within a 5 minute walk to Bovey Tracey town centre.”

Ground Floor
64.1 sq.m. (690 sq.ft.) approx.



1st Floor
42.1 sq.m. (453 sq.ft.) approx.





TOTAL FLOOR AREA : 106.1 sq.m. (1142 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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