



- Well presented semi-detached bungalow
- Lounge/dining room
- Recently fitted kitchen with integrated appliances
- Two double bedrooms
- Shower room
- Attractively landscaped gardens
- Ample off road parking
- Chain free

Our View "This improved modern home has a comfortable layout and is in a well regarded location."

A very well presented two bedroom modern semi-detached bungalow in a popular development, conveniently situated for level access to the town centre.



Front door opening into an entrance porch, which in turn has an inner door leading into the lounge/dining room. The lounge/dining room has a window to the front elevation and a feature fireplace inset with a gas fire. A further door leads to the recently fitted kitchen which has a range of stylish matching base and eye level units with roll edge work top over and a window to the front and a side access door. The kitchen benefits from integrated appliances including a fridge/freezer, electric oven and double ring hob over.

From the lounge/dining room an inner hall leads to the two bedrooms and modern shower room. Bedroom one is a light and spacious double aspect room with a window to the rear and French doors opening onto the garden. The second bedroom is also a double and has a window overlooking the rear garden. The shower room is fully tiled and fitted with a modern white suite comprising of corner shower cubicle, pedestal wash hand basin and low level WC.

Outside, there is a drive to the side of the property providing ample parking. The front garden is arranged with flowers and shrubs set within chippings. To the side of the property there is a gate and path to the rear, as well as a wooden potting shed. The rear garden has been attractively landscaped and is now arranged over several easily manageable levels. It is partly paved with very well stocked raised beds containing a wide variety of flowers and shrubs and an attractive wooden garden seat.



The property is situated in a popular development, in a convenient position for access to the town centre. The country town of Bovey Tracey is on the edge of the Dartmoor National Park and offers a good range of amenities, with a number of shops, a library, and a primary school, as well as a doctors, dentists, and veterinary surgeries. A variety of recreational activities are available in the area, including walking, riding, fishing, and golf. Around 2.5 miles from the town, at Heathfield, there is access to the A38 Devon Expressway, connecting to Exeter and the M5 motorway to the north and Plymouth to the south.

TENURE: Freehold

SERVICES: All mains services. Gas central heating.

EPC Rating: 'C'

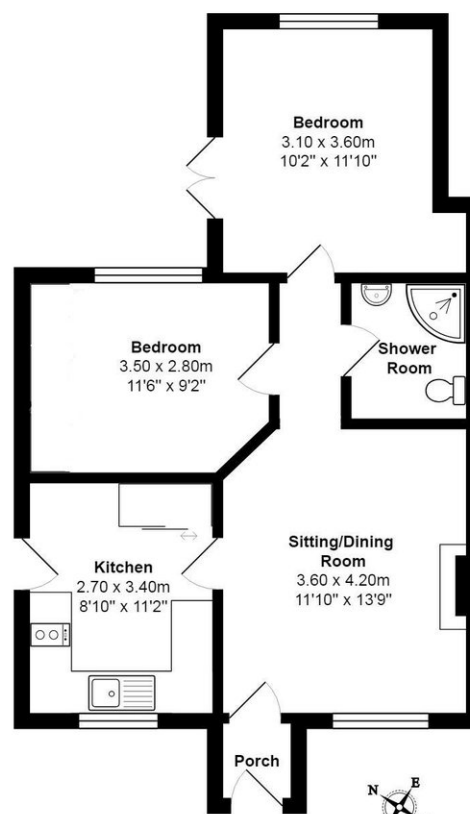
DIRECTIONS: From the public car park in Station Road, Bovey Tracey, turn right and proceed over the river bridge. Turn first right into Le Molay-Littry Way and then take the third turning left into Churchfields Drive. Number 89 is situated around on the left hand side.

Council Tax Band: B for the period 01/04/2023 to 31/03/24 financial year is £1,767.23



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



89 Churchfields Drive, Bovey Tracey
Total Area: 54.5 m² ... 587 ft²

All measurements are approximate and for display purposes only



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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Churchfields Drive, Bovey Tracey, Newton Abbot, Devon

Ref: WCA-61586925

Tenure: Freehold

01626 853940

Asking Price £295,000

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