



Century House, 100, Churchfields Drive, Bovey Tracey TQ13 9QZ

Guide Price £495,000

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STEP INSIDE:

Entering through the front door, which has an attractive porch style canopy over it, into the entrance hall, there is a downstairs cloakroom with WC, basin and window. There is an under stairs cupboard and stairs rise to the first floor. The living room has a gas fire inset to a fire surround with wooden mantle over and sliding patio doors to a conservatory overlooking the rear, it has a glass roof and a further door to the rear garden.

The kitchen is fitted with plenty of cupboards and a free standing gas cooker which will remain in situ with an extractor hood over. There are spaces for a fridge/freezer and a dishwasher, plus a useful breakfast bar creating another place to dine. The utility room has a sink, space for two further appliances and a gas fired, wall mounted, Baxi boiler. There is a separate dining room to the front of the property.

The first floor landing has a cupboard housing the hot water tank. The family bathroom comprises panelled bath with mains shower over and a shower screen, a basin and WC. The master bedroom has a built in double wardrobe and an en-suite shower room comprising shower cubicle with mains shower, basin and WC. There are two further double bedrooms and a good sized single bedroom, all with built in wardrobes. The loft hatch provides access to the attic, with a pull down ladder and light connected.







GARDEN

The tarmac driveway leads to the single garage, which has an electric up and over door and eaves storage. The front garden has an array of shrubs, two small trees and a pretty lawned area. A paved pathway leads to the front door and round to the side of the property, where there is access to the rear garden via a wooden gate. The paved patio area creates a lovely space to sit and enjoy the peace and quiet of this mature garden. It has a lawned area to the rear and side, with various shrubs, plants and bushes. There are also two oak trees on the boundary (with TPO's)



AGENTS INSIGHT:

'Ideally located in this 'tucked away' location at the end of a cul de sac, provides peace and quiet, when you want to relax. This property is well maintained but also allows you to put your own stamp on it too. The conservatory offers an extra reception room to use as a second living room or possibly a play room to keep the toys out of the way. The town centre is close by and can be reached on foot quite easily which means you don't have to get in the car every time you want to pick up some shopping.'

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: E (£2,647p.a 2022/23)

EPC Rating: C

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas central heating

ROOM MEASUREMENTS:

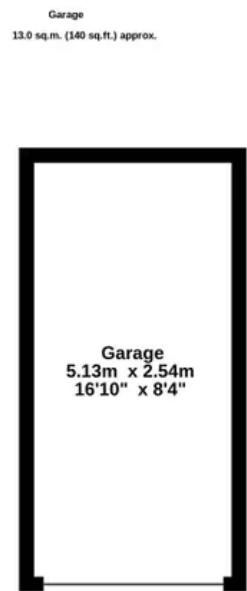
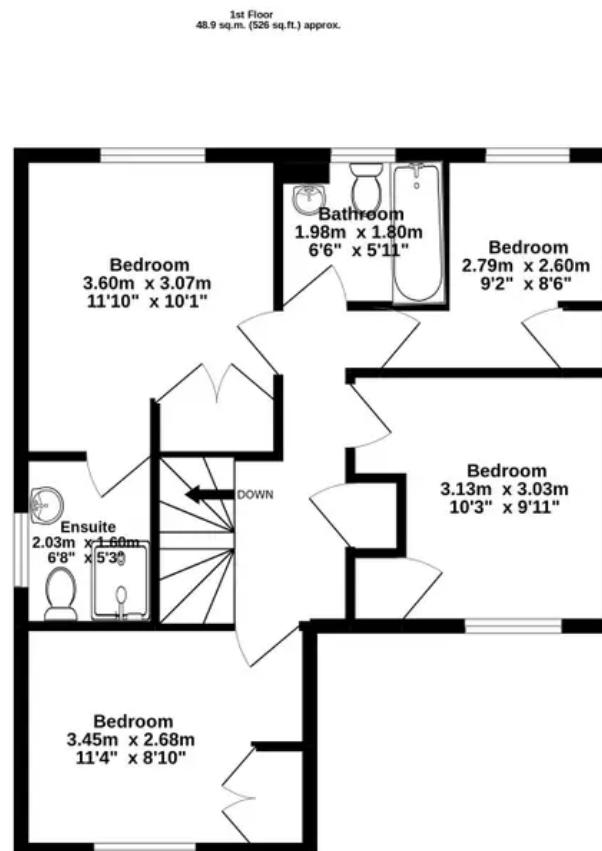
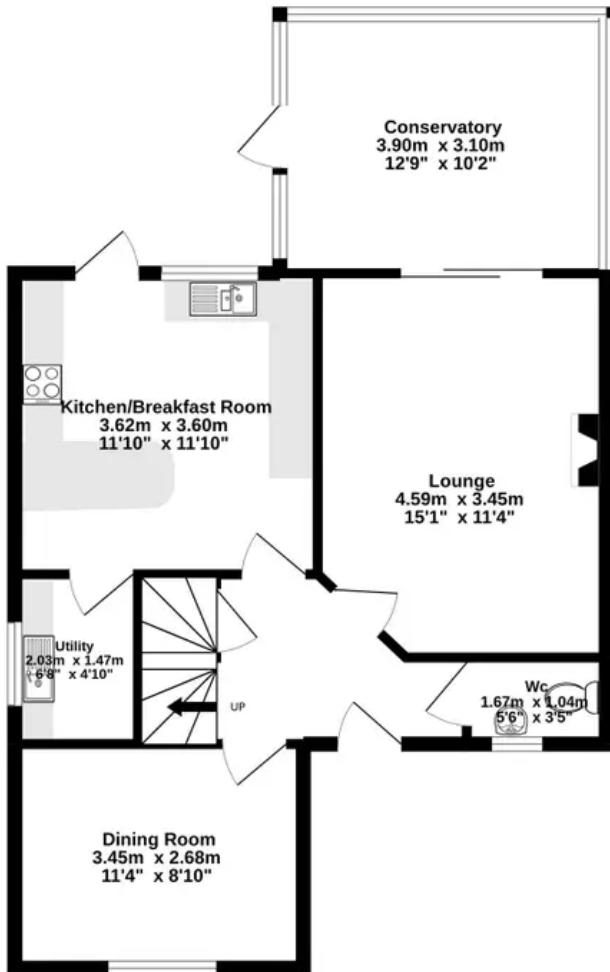
Lounge: 15'1" x 11'4" (4.59m x 3.45m)
Conservatory: 12'9" x 10'2" (3.90m x 3.10m)
Dining Room: 11'4" x 8'10" (3.45m x 2.68m)
Kitchen: 11'10" x 11'10" (3.62m x 3.60m)
Utility Room: 6'8" x 4'10" (2.03m x 1.47m)
Master Bedroom: 11'10" x 10'1" (3.60m x 3.07m)
Bedroom: 11'4" x 8'10" (3.45m x 2.68m)
Bedroom: 10'3" x 9'11" (3.13m x 3.03m)
Bedroom: 9'2" x 8'6" (2.79m x 2.60m)
Family Bathroom: 6'6" x 5'11" (1.98m x 1.80m)
Garage: 16'10" x 8'4" (5.13m x 2.54m)

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.







TOTAL FLOOR AREA : 122.7 sq.m. (1321 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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