



## New Park, Bovey Tracey

- Virtual Tour/Online Viewings Available
- Well-Presented Park Home
- 2 Bedrooms (Master en suite)
- 2 Reception Rooms
- Fitted Kitchen
- Garage & Off Road Parking
- Garden
- Popular Park Home Site

Asking Price:

**£180,000**

Park Home

EPC RATING: Exempt

# 1 Maple Avenue, New Park, Bovey Tracey TQ13 9FR - Draft

A first class detached double park home presented in immaculate order and located on the beautifully-maintained New Park Site in Bovey Tracey. Occupying a level site, there are open plan gardens on 3 sides as well as a level paved terrace at the rear. To one side is a driveway and good sized single garage providing parking.

Bovey Tracey has a thriving high street and a good range of local amenities. For the commuter the A38 linking Plymouth and Exeter is within a 5 minute drive and Bovey Tracey is also a short drive from the Dartmoor National Park.

## Accommodation:

The interior is a credit to the current owners and benefits from gas central heating and uPVC double glazing. An L-shaped reception hall has recessed storage cupboards off. There is a long double-aspect lounge with decorative fire surround, separate double-aspect dining room, long kitchen with modern fittings and built-in oven and hob, plumbed utility area, 2 double bedrooms with fitted wardrobes and the principle with a good sized en-suite shower room/WC and a family bathroom.

## Gardens:

Open plan lawns on 3 sides together with a level patio at the rear.

## Parking:

Driveway and good sized single garage.

## Agents Notes:

Council Tax: Currently Band B

Pitch fees: Approximately £172.55 pcm. Rates determined each October.

Water: £18 per month payable to the site office.

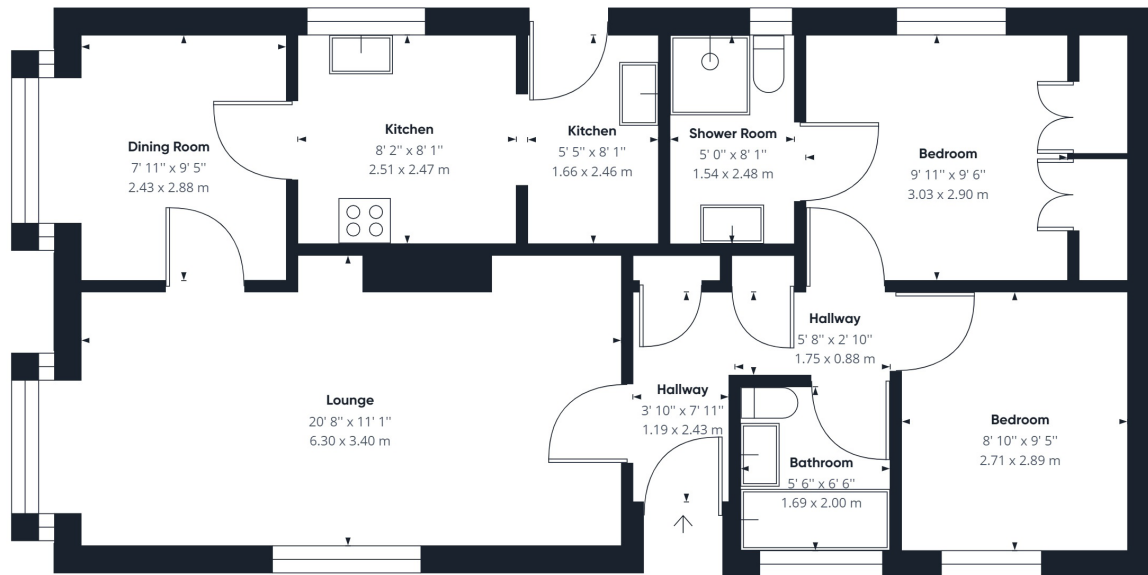
Gas, Drainage & Electric: Paid direct to the providers.

Age Restriction: Over 50s

Pets: 1 dog or 1 cat

Cars: Only one motorised vehicle per park home.

## Floor Plans - For Illustrative Purposes Only



Approximate total area<sup>(1)</sup>

768.03 ft<sup>2</sup>

71.35 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Directions

From Newton Abbot pick up the A382 Bovey Tracey Road. At the Drum Bridges Roundabout take the third exit for Heathfield / Bovey Tracey (A382). Continue straight ahead at the traffic lights along the Bovey Straights. At the roundabout turn left into Pottery Road. Turn left signposted for Liverton. New Park can be found on your left hand side.

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.