



A superb, spacious Park Home with two double bedrooms, master ensuite, a study, garage, parking and surrounding gardens, located at New Park, in the popular town of Bovey Tracey.

New Park | Bovey Tracey | TQ13 9FW





PROPERTY TYPE

Park Home
Cosalt Ashberry



SIZE

1,138 sq ft



LOCATION

New Park, Bovey Tracey



AGE

2004



BEDROOMS

2



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

Not Applicable



COUNCIL TAX BAND

B



in a nutshell...

- Triple aspect Living Room
- Dining Room
- Well fitted Kitchen
- Fitted Study
- Utility
- Master Suite and Dressing Room
- 2nd Double Bedroom
- Garage and Driveway
- Gardens
- For Residents over 50



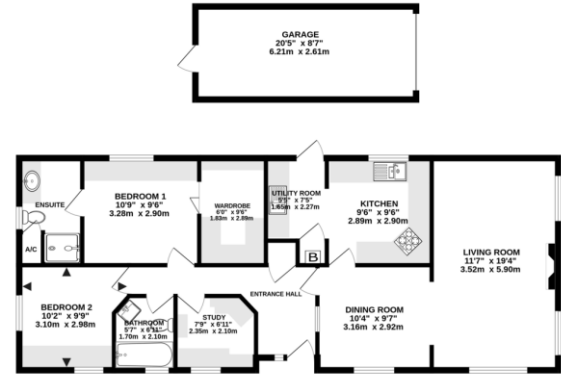
the details...

Inside, it is well-presented with light and neutral décor throughout, and feels warm and welcoming with gas central heating and double glazing. The accommodation comprises of an entrance hallway with a built-in cupboard, a good-sized kitchen with plenty of worktop and cupboard space. The utility room again has plenty of storage, plumbing for a washing machine and dishwasher, and a cupboard containing the combi-boiler that provides the central heating and hot water on demand. There is a separate dining room, perfect for a dinner party or family celebration and a spacious living room with dual-aspect windows and a fireplace with a flame-effect electric heater giving a good focal point to the room. The study has built in furniture to offer good working and storage space. At the opposite end of the property there is a master bedroom suite comprising of a double-bedroom, a large walk-in wardrobe, an ensuite shower room and a suite of fitted bedroom furniture. The second double bedroom has built-in furniture and completing the accommodation is a bathroom containing a bath, pedestal basin and a WC.

Outside, there is a single garage with lights, power and an up and over door to the driveway where there is additional parking for one car. The surrounding gardens comprise of neat lawns, herbaceous borders and a paved patio at the rear of the garage, ideal for a picnic in the summer sunshine.

Tenure – Freehold but a Pitch Fee Payable
Pitch Fee - £226.93pm (Including Water)

GROUND FLOOR
1138 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq ft (105.7 sq m) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, etc. are not guaranteed and are approximate to the best of our knowledge and belief. They are to be used as a guide only and should not be used as a basis for any contractual purposes. The accuracy of the information shown here is not intended and no guarantee is to be given. Measurements are to be taken on the ground.
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the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, banks, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot (approximately 5 miles) and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co-op 1 mile

Town centre: 2 miles

Supermarket: 2 miles

Relaxing

Beach: Teignmouth 11.3 miles

Park: 2 miles

Golf: Stover 2.9 miles

Dartmoor: 3.5 miles

Travel

Train station: Newton Abbot 6.3 miles

Main travel link: A38 2.3 miles

Airport: Exeter 19.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9FW

how to get there...

From the A38 take the Drumbridges exit and follow the signs to Liverton. Take the next right hand turn signposted Ilsington and continue past The Star Inn and at Cummings Cross Roads take the next right hand turn towards Bovey Tracey and New Park. Proceed on this road and take the third turning on the right into New Park, continue on this road without diversion to the end, bear left and the property can be found on the left hand side.



Our note. For clarification we have prepared these sales particulars as a general guide and 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. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

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