



A fabulous Park Home with two double bedrooms, a garage, parking, and an enclosed surrounding garden, in a quiet cul-de-sac location, at New Park, set on the edge of the popular town of Bovey Tracey.

20 Lakeside | New Park | Bovey Tracey | TQ13 9FE



thoroughly good property agents



PROPERTY TYPE  
Park Home



SIZE  
876 sq ft



LOCATION  
Bovey Tracey



AGE  
1980s to 1990s



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Garage



OUTSIDE SPACE  
Garden



EPC RATING  
TBC



COUNCIL TAX BAND  
A



### in a nutshell...

- Lovely light and airy kitchen
- Dining Room
- Dual aspect Sitting Room
- Shower Room
- Over 50's only
- 1 Pet and 1 Car only
- Council Tax Band A
- Monthly Pitch Fee £192.00 inc. Water
- **READY FOR IMMEDIATE OCCUPATION**



## the details...

Inside, it is well-presented with light and neutral décor and feels warm with gas central heating and double-glazing throughout.

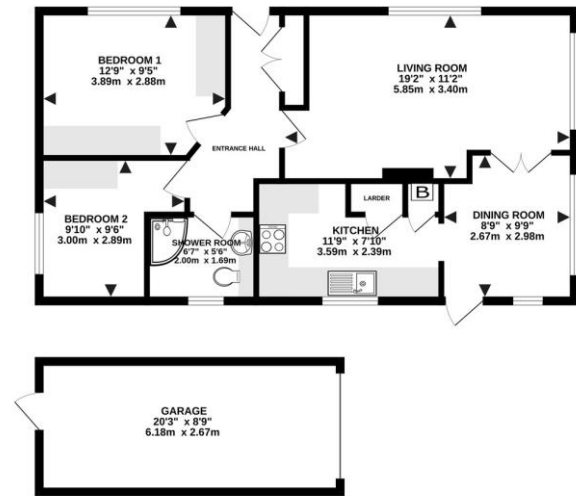
The accommodation comprises of an entrance hallway with a built-in cupboard for coats and shoes, a spacious living room filled with light from dual-aspect windows and with a mock fireplace that has a flame-effect electric fire that makes a nice feature and focal point for the room. The separate dining room is dual-aspect with a door leading out into the garden, perfect for any occasion. The generously-sized kitchen that is modern and has plenty of worktop and cupboard space including a larder cupboard and a second containing the condensing combi boiler that provides the central heating and hot water on demand, a fan-oven, ceramic hob, and space with plumbing beneath the worktops for a washing machine and dishwasher.

There are two light and airy bedrooms, both doubles with fitted bedroom furniture, and a shower room containing a corner shower, a WC, and a hidden-cistern WC.

Outside the garden surrounds the property and is private and fully enclosed with wrought-iron railings and gates on both sides making it safe for pets. There is a paved patio great for a picnic tea, areas of lawn and mature borders with a wide variety of colourful shrubs, flowers, and ornamental trees. A door leads into the rear of the single garage that has lights, power, and an up and over door to the driveway where there is additional space for at least one car.

Tenure: Freehold  
Council Tax Band A

GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 sq.m.) approx.  
These areas should not be taken as a guarantee of the accuracy of the floor plan. Measurements of floor, walls, and ceiling are approximate and are not intended to be used for any purpose other than to provide a general guide to the size of the property. The actual number and dimensions shown here are not intended to be used for any purpose other than to provide a general guide to the size of the property. Measurements are to the face of walls and are not intended to be used for any purpose other than to provide a general guide to the size of the property. Measurements are to the face of walls and are not intended to be used for any purpose other than to provide a general guide to the size of the property.



## 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. 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).

### 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

### Travel

Train station: Newton Abbot 6.3 miles  
Main travel link: A38 2.3 miles  
Airport: Exeter 19.7 miles

### Schools

Bovey Tracey Primary School 1.6 miles  
South Dartmoor Community College: 6.6 miles  
Stover School: 3.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9FE**

## how to get there...

From the A38 exit at Drumbridges and follow the signs to Liverton. Take the first turning on the right and continue past the Star Inn taking the next right hand turn towards Bovey Tracey. Take the third turning into New Park, taking the second left into Lakeside and proceed to the end of the cul-de-sac where the property can be found on the right hand side.

Need a more complete picture? Get in touch with your local branch...

Tel **01626 832 300**  
Email **bovey@completeproperty.co.uk**  
Web **completeproperty.co.uk**

Complete  
Emlyn House, Bovey Tracey  
TQ13 9AD



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.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under

any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



selling

letting

land &  
new homes

signature  
homes

**complete.**