



A 40' x 20' Park Home set on this popular and thriving site on the outskirts of Bovey Tracey. This lovely Park Home is for residents of 50 years and over and offers good sized accommodation with a garden, garage and parking. READY FOR IMMEDIATE OCCUPATION WITH NO ONWARD CHAIN

4 Blueridge Road | New Park | Bovey Tracey | TQ13 9FB





PROPERTY TYPE  
Mobile Home  
Freehold



SIZE  
960 sq ft



LOCATION  
Town



AGE  
1980s to 1990s



BEDROOMS  
2



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Driveway & Garage



OUTSIDE SPACE  
Garden



EPC RATING  
Exempt



COUNCIL TAX BAND  
B



### in a nutshell...

- Sitting Room
- Dining Room
- Kitchen
- Utility
- Main Bedroom with En-suite
- Second Shower Room
- Second Double Bedroom
- Garden
- Parking and Garage
- NO ONWARD CHAIN





## the details...

A fabulous park home with two double bedrooms, one en-suite, a garage, driveway, and surrounding garden, at New Park, in the popular town of Bovey Tracey.

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

The accommodation comprises an entrance hallway with a built-in store cupboard, a spacious living room filled with light from dual-aspect windows, with a living-flame fire that makes a wonderful feature and focal point for the room. A dining room, ideal for any occasion, with a window overlooking the front aspect, leading into a good-sized kitchen with plenty of worktop and cupboard space, a fan-oven, gas hob and filter hood, and floor space for an upright fridge/freezer. A utility room with a worktop, storage, a sink, space with plumbing for a washing machine and additional appliance, and a gas boiler hidden in a wall cabinet beside a back door.

There are two light and airy double bedrooms, both with fitted wardrobes, the main bedroom having an en-suite shower room. Completing the accommodation is a modern wet room with a shower area, a WC, and a basin.

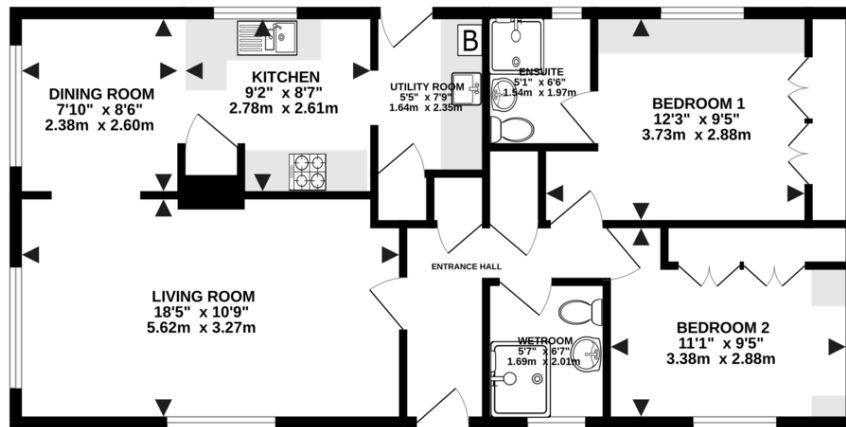
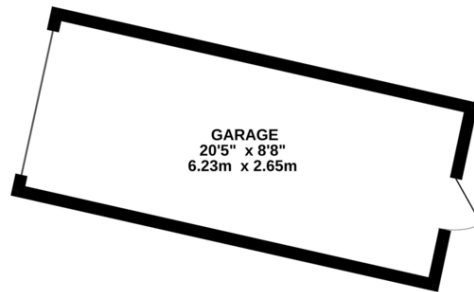
Outside, the garden surrounds the property with lawns and well-stocked herbaceous borders plus a paved patio to the rear of the garage, which is ideal for a picnic tea. A door leads into the rear of the single garage that has lights, power and an up and over door to the tarmac driveway, where there is additional parking for one car.

Tenure – Freehold  
Council Tax Band - B



## the floorplan...

### GROUND FLOOR 960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) 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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## 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.

### Shopping

Late night pint of milk: Co-op Food 1.1 mile

Town centre: 1.7 miles

Supermarket: Asda 5.7 miles

### Relaxing

Beach: Teignmouth 11.3 miles

Park: 1.3 miles

Golf: Stover 2.9 miles

### Travel

Train station: Newton Abbot 6.3 miles

Main travel link: A38 2.3 miles

Airport: Exeter 19.8 miles

### Schools

Bovey Tracey Primary School 1.6 miles

South Dartmoor Community College: 6.5 miles

Stover School: 3.7 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 9FB**

## how to get there...

From the A38 exit at Drumbridges 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 third left into Blueridge Road where the property can be found on the right-hand side.



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

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