



A superb, spacious and modern park home for the over 50's with two double bedrooms, one en-suite, shower room, a conservatory, a garage, an office, parking and surrounding garden, located at New Park on the outskirts of the popular moorland town of Bovey Tracey.

5 Blue Waters, New Park | Bovey Tracey | TQ13 9FZ





PROPERTY TYPE

Park Home
Virtual Freehold



SIZE

927 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Driveway



OUTSIDE SPACE

Garden



EPC RATING

Exempt



COUNCIL TAX BAND

B



in a nutshell...

- Spacious Modern Park Home
- Superbly Presented
- Two Double Bedrooms
- En-suite & Shower Room
- Conservatory
- Office
- Garage & Parking
- Over 50s
- One Pet & One Vehicle
- Cash Purchasers Only





the details...

A superb, spacious, and modern park home located at New Park on the outskirts of the popular moorland town of Bovey Tracey.

Inside, this wonderful property is immaculately presented with light and neutral décor, enjoys a peaceful ambiance with abundant natural light throughout, feels warm and welcoming with gas central heating and double-glazing, and its high vaulted ceilings accentuate the feeling of space.

The accommodation briefly comprises an entrance hallway flowing seamlessly into its thoughtfully designed open-plan kitchen/dining room, showcasing a sleek, modern fitted kitchen in stylish gloss grey, ideal for culinary enthusiasts and entertaining guests, a generously sized living room provides an inviting space to relax and unwind, with a conservatory that extends the living space and provides a tranquil spot to enjoy the sunshine and peaceful surroundings.

There are two light and airy double bedrooms, one of which features a beautiful en-suite shower room for added convenience and comfort, along with a dressing area that has the benefit of plentiful clothes storage. A stunning shower room completes the accommodation and adds convenience and luxury to daily routines.

Outside, the garage not only accommodates your vehicle but also hosts a dedicated office space, and there is additional parking for two cars on the tarmac driveway, ensuring convenience for residents and guests alike. There are lawns at both ends of the property, a paved path from the rear of the garage to the driveway, and at the front, a gently sloping ramp provides easy wheelchair accessibility.

A viewing is essential to fully appreciate this immaculate park home, strategically located in a peaceful setting within easy reach of the town's amenities and the breathtaking moorland landscape.

Tenure - Virtual Freehold

Council Tax Band - B

Pitch Fee from January 2024: £271.10 per month (possible discount available by paying by standing order)

Water and Sewerage from January 2024: £13.10 per calendar month

One pet Allowed

One Vehicle Allowed

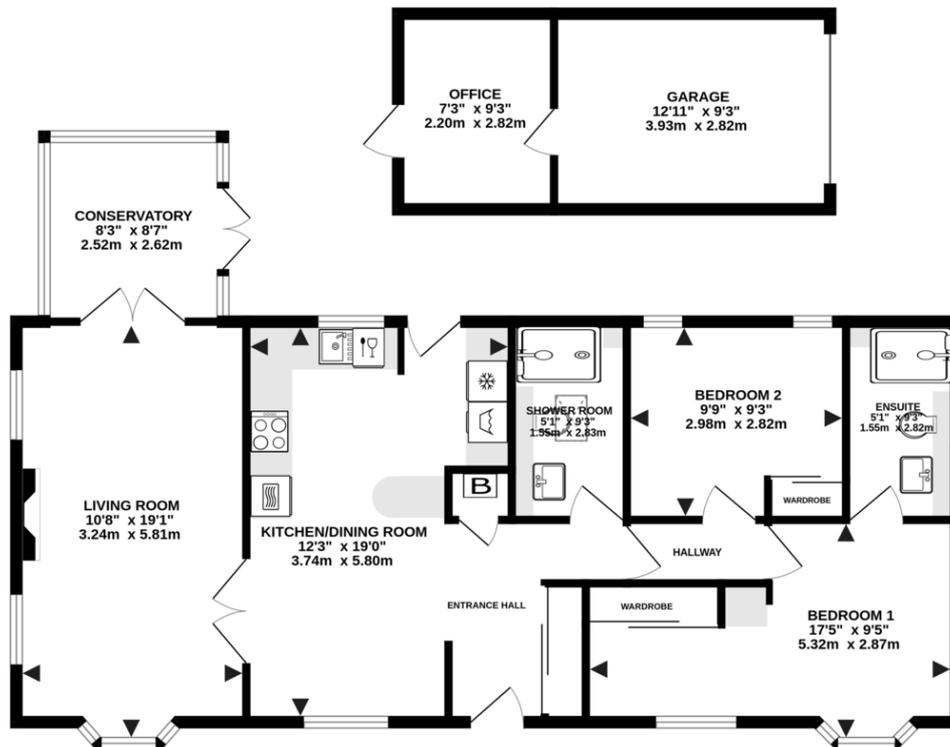
SERVICES

The property is connected to mains drainage, water, gas and electric.

Please visit <https://checker.ofcom.org.uk> for Broadband and Mobile Signal availability.



GROUND FLOOR
1107 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

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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 Petrol Station 0.8 miles
Town centre: 1.1 miles
Supermarket: Asda 5.7 miles

Relaxing

Beach: Teignmouth 11.3 miles
Park: 1 mile
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

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9FZ**

how to get there...

From the A38 exit at Drumbridges follow the signs to Liverton. Take the first turning on the right sign posted Ilsington and continue past the Star Inn, taking the next right hand turn towards Bovey Tracey. Take the third turning on the right into New Park, where the property can be found on the left.





The Property
Ombudsman

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