



1 The Conifers New Park, Bovey Tracey - TQ13 9FP

£155,000 Residential Park Home

This detached Residential Park home is ideally situated on the corner of a Cul de sac, within the popular New Park, Bovey Tracey site. It has two bedrooms, one with en-suite shower room, single garage and driveway parking. *** Is available Chain Free. ***


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 50 Fore Street
Bovey Tracey TQ13 9AE

- Detached, Residential Park Home
- 'L' Shaped Living Room/Dining Room
- Fitted Kitchen
- Two Double Bedrooms, One with En-Suite Shower Room
- Bathroom
- Single Garage and Driveway Parking
- Available Chain Free
- Tenure: Residential Park Home
- EPC: Exempt

USEFUL INFORMATION:

Heating: Combi Gas Boiler

Services: Mains water, Gas, drainage & electricity.

Local Authority: Teignbridge District Council

Council Tax Band: A (£1514.77 PA 2023/2024)

Tenure: Residential Park Home

Model: 2002 Homeseeker Mendip (36' x 20')

Service/ground rent charge is approx £208 per month. Age restriction applies 50+ years. Maximum of one pet allowed. (one cat or one dog). Maximum of one car allowed.

Please note that on a sale of a park home, the seller has to pay the site owner 10% of the sale price.



STEP OUTSIDE:

A lawned area to the front with attractive steps to the front door. Gravelled and paved areas surround the property and several patio seating areas to relax and enjoy the sunshine. There is a further set of steps to the kitchen door. The single garage is accessed either from the front with an electric up and over door or via the rear by a pedestrian door. The garage has power and light connected.

ROOM MEASUREMENTS:

Lounge/Diner: 5.95m x 4.77m (19'6" x 15'8")

Kitchen: 2.96m x 2.92m (9'8" x 9'7")

Bedroom One: 2.96m x 2.88m (9'8" x 9'5")

Bedroom Two: 3.0m x 2.72m (9'10" x 8'11")

Bathroom: 2.04m x 1.72m (6'8" x 5'8")

En-Suite: 2.96m x 1.23m (9'8" x 4'0")

Garage: 4.44m x 2.63m (14'7" x 8'8")

Utility Room: 2.63m x 1.67m (8'8" x 5'6")

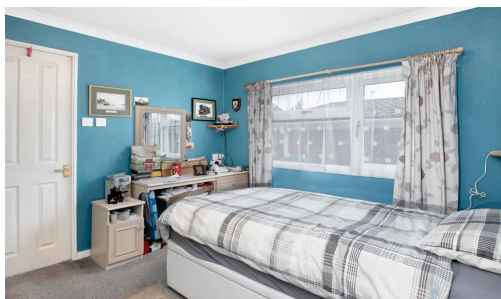


LOCATION:

New Park is ideally located, close to Bovey Tracey town centre. Known as the "Gateway to the Moors", this bustling town offers a comprehensive range of shops and amenities including a health centre and library. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within half an hour's driving distance.

SELLERS INSIGHT:

"We moved into New Park in 2002 and immediately felt at home. It gave us a great opportunity to live with like minded people in peaceful surroundings. The neighbours are very friendly and helpful when needed. The area is close enough to have wonderful walks in beautiful countryside. We shall miss the friendly people at New Park but we need to move to be closer to family now. Time for someone else to make their own memories."





STEP INSIDE:

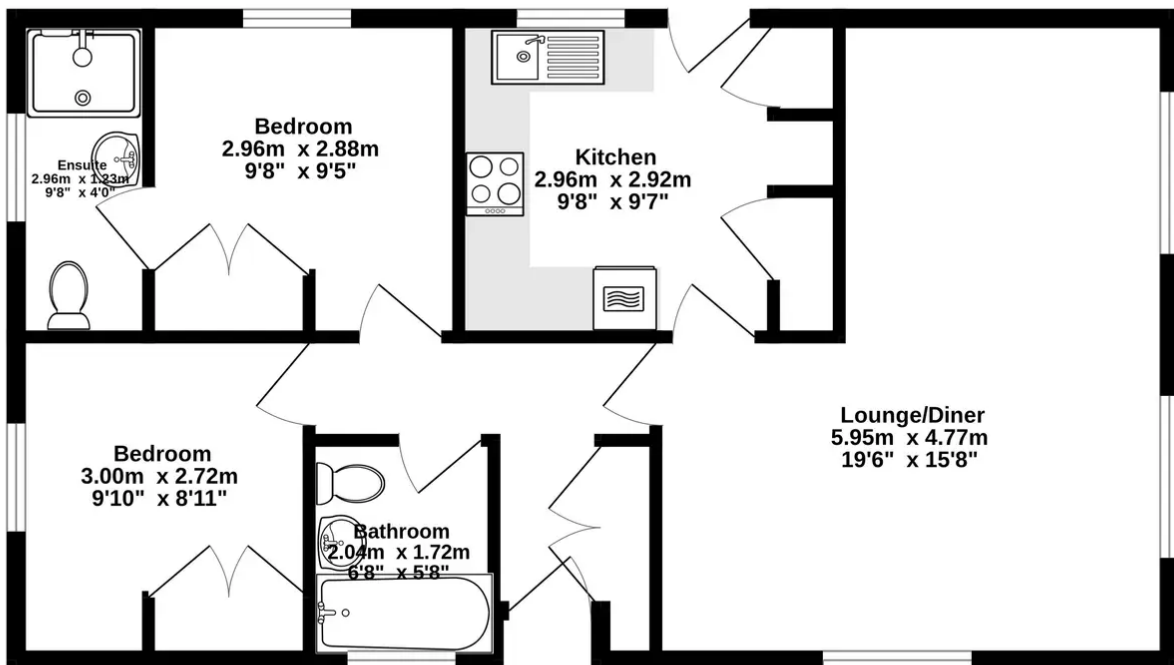
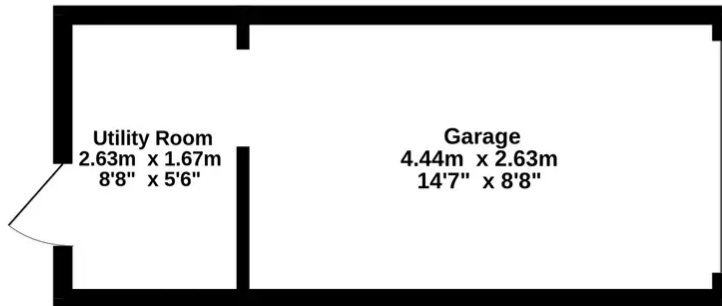
As you enter through the front door a entrance hall provides a place to remove shoes and coats, with a handy coat cupboard to hide it all away. To the right a door leads to a spacious 'L' shaped lounge/dining room with dual aspect windows to bring in maximum light. There is a fireplace to provide a focal point to the room and plenty of room for a dining table and chairs. The kitchen is fitted with an eye level oven and gas hob with extractor hood over. Space for washing machine and fridge/freezer. There is a further larder cupboard, to provide extra storage, and the wall mounted, gas fired boiler is also housed in one of the kitchen cupboards. A door to the side garden can be found for access to the driveway and garage, via a set of steps down.

Two double bedrooms, both with built in wardrobes and one with en-suite shower room. This comprises a shower cubicle, WC and basin. There is a bathroom with a panelled bath, WC and basin.

The rear end of the single garage has been partitioned off to create a useful utility space to put appliances out of the way of the kitchen.



Ground Floor
79.4 sq.m. (854 sq.ft.) approx.



TOTAL FLOOR AREA : 79.4 sq.m. (854 sq.ft.) 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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