



A Country Homes, Woodland Cottage, two double bedroom Park Home set on this popular residential site, with gardens surrounding the home, which benefits from gas central heating, double glazing, garage and driveway. The Home is currently empty and ready for immediate occupation.

**16 Lakeside Close | Bovey Tracey | TQ13 9FE**



thoroughly good property agents



PROPERTY TYPE  
Park Home



SIZE  
851 sq ft



LOCATION  
Newton Abbot



AGE  
1980s to 1990s



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Garage



OUTSIDE SPACE  
Garden



EPC RATING  
Exempt



COUNCIL TAX BAND  
B



### in a nutshell...

- Well Fitted Kitchen
- Utility Room
- Principal Bedroom with Ensuite
- Further Double Bedroom
- Walk in Shower Room
- Gardens surround the Home
- Garage and Parking
- Ready for Immediate Occupation



## the details...

Access to the property is through a half glazed door into the entrance hall which has an inset shelving unit for display purposes and a useful cupboard. Doors lead to all major rooms and the lounge/dining room is spacious with windows to both front and side elevation giving an abundance of natural light. There is a fire surround housing a living flame electric fire, making a focal point to the room and ideal for use on those chilling evenings. The kitchen is well fitted with a range of wall and base units with worktops over incorporating a sink with mix tap. There is an inset double oven with gas hob and extractor above and a space for an under counter fridge. The utility room is also fitted with a wall and base unit, with worktop over, an inset sink and two spaces for a washing machine and dryer. There is a wall mounted gas boiler, which serves the central heating and hot water and a half glazed door to driveway.

The principal bedroom has a window to the rear elevation with built in wardrobes and overhead units and a door to the ensuite, which comprises a walk in shower cubicle, pedestal hand basin and w.c. The second bedroom is also a double and fitted with built in wardrobes and a dressing table, with window to the front. Completing the accommodation is the shower room with large walk-in shower, w.c and pedestal hand basin.

Outside is the garage which has power, light and pedestrian door, with driveway parking in front. The gardens surround the property giving areas from which to sit and read a book or enjoy a drink with family or friends.

Lakeside Close, New Park, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 851 sq ft / 79.1 sq m

Outbuilding = 167 sq ft / 15.5 sq m

Total = 1018 sq ft / 94.6 sq m

For identification only - Not to scale



Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Standardised) - sub-measure 2024. Produced for Anthony Complete (Complete Property). REF: 1118748



## 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

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9FE

### how to get there...

From the A38 take the Drumbridges exit and follow the sign to Liverton, take the first right and continue along the road past the Star Inn, you will then arrive at a cross roads, turn right and stay on that road for about a mile. Take the third entrance (Blue Waters/Lakeside Close) into New Park and take the first left into Lakeside where you will find the property on the right.



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.

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Country Homes – Woodland Cottage, manufactured in 1996

Council Tax B – Teignbridge District Council

Services. Mains gas, electricity and water

Measurement. 42' x 20'

Pitch Fee. £210.69 Per month including Water

I Car and 1 Pet by approval per Home

selling

letting

land &  
new homes

signature  
homes

complete.