



## 11 Brimley Gardens, Bovey Tracey - TQ13 9DB

£70,000 Residential Park Home

The detached park home is located on a small private site, on the edge of the town, yet is within an easy level walk to local amenities. Available Chain Free.



### Contact Us...

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🏠 50 Fore Street  
Bovey Tracey TQ13 9AE

- Detached, Residential Park Home
- Lounge
- Kitchen
- Shower Room
- Gas Central Heating and Upvc Double Glazing
- Gardens & Parking
- Age Restriction Applies (50+years old)
- Available with No Onward Chain
- EPC Exempt
- 

#### USEFUL INFORMATION:

Heating: Combi Gas Boiler -Glow Worm - installed Nov 2022

Services: Mains water, Gas, drainage & electricity.

Local Authority: Teignbridge District Council

Council Tax Band: A ( £1586.44 p.a 2024/25)

EPC Exempt

Tenure: Residential Park Home

Service/ground rent charge is currently

£141.20 per month. (reviewed every March) 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:

The garden surrounds the home with an array of shrubs and a lawned area on one side. A paved path leads down one side and creates a patio seating area. There is an outside water tap and a shed which has power and a water supply for a washing machine. The parking space is located at the front of the property.

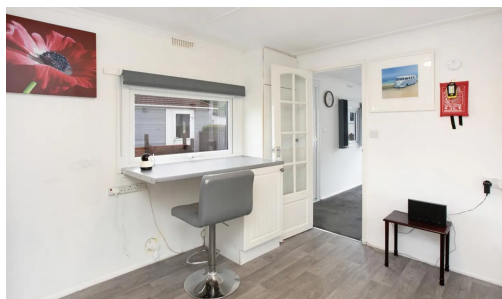
#### ROOM MEASUREMENTS:

Lounge: 11' 2" x 9' 9" (3.40m x 2.97m)

Kitchen: 12' 0" x 9' 9" (3.65m x 2.97m)

Bedroom: 7'9" x 7' 4" (2.35m x 2.24m)

Shower Room: 7' 3" x 4' 8" (2.21m x 1.41m)



#### LOCATION:

This Park Home is positioned within a popular residential area of Brimley, close to the town centre of Bovey Tracey. Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis courts. 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 hours driving distance.



#### STEP INSIDE:

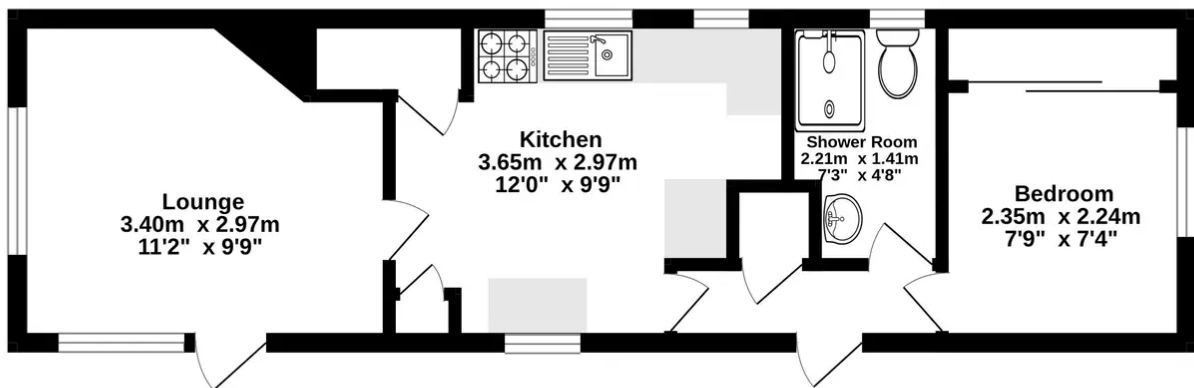
Set within a quiet residential park, this home is nestled within its own private garden, with off road parking to the front. There is enclosed garden, and a few steps elevate to a small decked veranda outside the front door. The living room benefits from dual aspect windows and a further door which leads to the garden. The kitchen has space for a freestanding fridge freezer and gas cooker. There are plenty of base level and wall mounted kitchen cupboards providing ample storage plus a small breakfast bar. A built in cupboard houses the newly installed glow worm, wall mounted gas boiler. There is plumbing and power connected to the shed to enable a washing machine to be put out of the way of the kitchen.

The shower room has a shower cubicle with a mains shower fitted, WC & basin and a window providing natural light. The double bedroom has built in wardrobes creating plenty of storage space. Compact and bijou, this home will give someone with a tight budget, a comfortable home to live in.





**Ground Floor**  
**31.5 sq.m. (339 sq.ft.) approx.**



**TOTAL FLOOR AREA : 31.5 sq.m. (339 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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