



A beautiful, spacious Park Home for the over 50's with two double bedrooms, master en suite, garage, parking and generous sized gardens located at New Park, in the popular town of Bovey Tracey.

3 Woodlands Walk | New Park | Bovey Tracey | TQ13 9FL





PROPERTY TYPE  
Park Home



SIZE  
825 sq ft



LOCATION  
Bovey Tracey



AGE  
1999



BEDROOMS  
2



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Garage, Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
Not Applicable



COUNCIL TAX BAND  
A



### in a nutshell...

- Fantastic Sized Plot
- Spacious Living Room
- Lovely Fitted Kitchen
- Dining Area with Patio Doors onto Garden
- Utility
- Recently upgraded Bathroom
- Garage with Power
- Driveway Parking
- Beautiful Gardens
- Pitch Fee- £262.83





## the details...

A tarmac drive provides parking for one car and a paved path leads around to the side of the property where there are steps and a wrought-iron balustrade to the entrance. Inside, it is well-presented with light and neutral décor throughout and wooden flooring. It feels warm and welcoming with gas central heating and double glazing.

The front door opens into an entrance hall where there is a handy built in cupboard and a door leading into the fabulous spacious lounge, filled with light from dual-aspect windows. The lounge has wooden flooring and a fireplace with a gas fire, surrounded by a beautiful mantel piece creating a lovely feature and wonderful focal point to the room. This room leads through an archway into the glorious dining room, ideal for entertaining guests where you can enjoy a delightful view with a bay window to the side elevation and patio doors onto the garden watching the bird life. The dining room flows seamlessly into the kitchen which is a generous size and fitted with a range of built in wood-effect wall and base units providing ample cupboard storage and space for freestanding fridge/freezer. There is a one and half bowl sink with mixer tap over beneath the window, built-in eye-level oven, a separate gas hob with tiled splashbacks and extractor over. A door leads through into the utility room with more worktops and storage cupboards, one housing the gas boiler which serves the central heating and hot water, inset sink, spaces for two appliances and there is a back door to the side of the property.

The principal bedroom is a generous double with a window to the side of the property overlooking the luscious garden with a suite of fitted bedroom furniture in cream including a dressing table, chest of drawers, wardrobes, bedside storage, and an ensuite shower room. The second bedroom is another excellent double with a suite of cream fitted bedroom furniture including a dressing table and wardrobes. The shower room which has recently been upgraded contains a large walk-in shower, a WC and a wall mounted hand basin.

There is a single garage with lights, power, electric door and workbench. Outside the patio doors steps with a wrought iron balustrade lead down to an area of lawn with paved path leading around both ends of the property and to the front. There are beautifully maintained surrounding gardens with manicured lawns and mature shrubs creating a superb sunny southwest facing outside space in which to enjoy the tranquil surroundings; a real credit to the current owner.

Tenure: Freehold with a monthly pitch fee of £262.83 including water and electricity.

One pet Allowed.

One Vehicle Allowed.

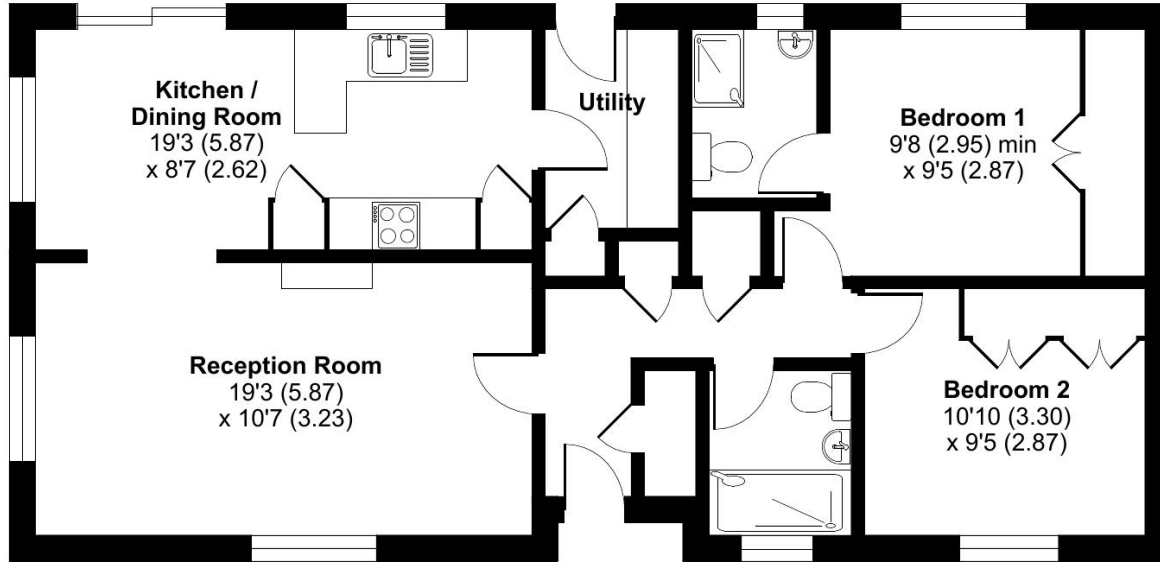
Over 50's.



## Woodlands Walk, New Park, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 825 sq ft / 76.6 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1239876



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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. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. 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), which is also the location of the nearest Airport.

## Shopping

Late night pint of milk: Co-op 1 mile, Lidl 1.3 miles

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

## Schools

Bovey Tracey Primary School 1.6 miles

South Dartmoor Community College: 6.6 miles

Stover School: 3.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9FL**

## 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 road, turn right and stay on that road for about a mile. Take the third entrance (Blue Waters) into New Park and take the fourth right into Woodlands Walk, where the property can be found on your right.





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

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