



## 5 The Conifers New Park, Bovey Tracey - TQ13 9FP

£165,000 Residential Park Home

This Two Bedroom, Detached Residential Park Home is ideally situated in a Cul de sac, within the popular New Park, Bovey Tracey site. Single garage and Driveway Parking. \*\* Is available Chain Free. \*\*

## ROOM MEASUREMENTS:

Lounge: 4.33m x 3.30m (14'2" x 10'10")  
Kitchen: 3.05m x 2.93m (10'0" x 9'7")  
Dining Room: 2.60m x 2.20m (8'6" x 7'3")  
Bedroom One: 3.36m x 2.93m (11'02" x 9'7")  
En-Suite: 2.48m x 1.52m (8'2" x 5'0")  
Bedroom Two: 2.98m x 2.98m (9'9" x 9'9")  
Bathroom: 2.26m x 2.10m (7'5" x 6'11")  
Garage: 6.20m x 2.70m (20'4" x 8'10")

## USEFUL INFORMATION:

Heating: Vaillant Combi Gas Boiler (serviced Oct 2024)

Services: Mains water, Gas, drainage & electricity.

Local Authority: Teignbridge District Council  
Council Tax Band: B (£1943.63 PA 2025/2026)

Tenure: Residential Park Home

Make and Model: Homeseeker -Wenlock 2003

Service/ground rent charge is £265.94 per month (2025). Reviewed in Jan 2026

Electric is metered and is payable to the park. Water Supply is payable to the park at £16.40 per month and drainage is payable to SWW. Gas supplier is your choice.

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 property features a wrap-around garden, with lawns extending on all sides. A tarmac driveway on one side leads to a single garage, equipped with an up-and-over door at the front and a pedestrian door at the rear. The garage has power and lighting connected. Currently, the plot is not enclosed by a fence, but the site owner would be open to discussing your fencing requirements to ensure a suitable enclosure around the boundaries with their permission, at a cost to yourself.



## 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.





#### STEP INSIDE:

Steps lead up to the front door, the entrance hall provides a place to remove shoes and coats, with a handy coat cupboard to hide it all away. There is also an airing cupboard with slatted shelving, for storing towels and sheets. A spacious living room, has dual aspect windows to bring in maximum light. and an electric fireplace inset to an attractive surround with mantle, to provide a focal point to the room. An archway leads through to the a dining room and then a door into the kitchen.

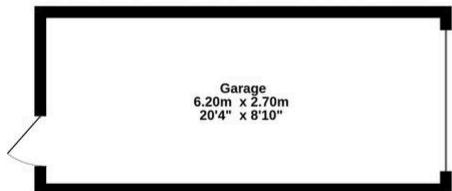
The kitchen is fitted with an eye level oven and and inset gas hob with extractor hood over. Space for washing machine and fridge/freezer. There is a further larder cupboard, to provide extra storage, and the wall mounted, gas fired, Vaillant boiler is also housed in one of the kitchen cupboards. A door 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 also a bathroom with a panelled bath, WC and basin.

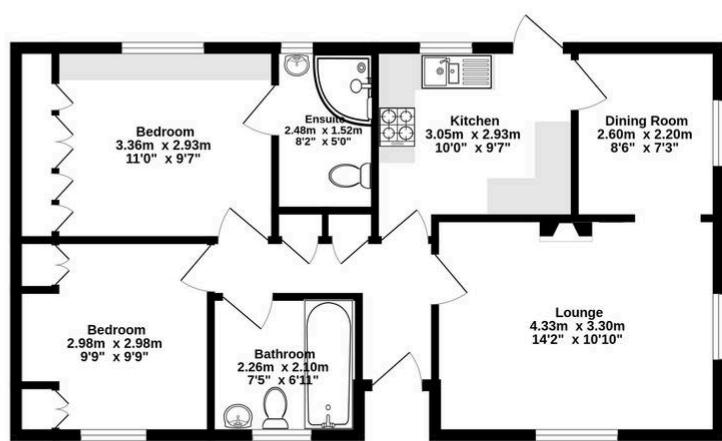
The single garage has an up and over door to the front and a pedestrian door to the rear. Power and light connected and eaves storage above.



**Garage**  
16.8 sq.m. (180 sq.ft.) approx.



**Ground Floor**  
62.2 sq.m. (669 sq.ft.) approx.



**TOTAL FLOOR AREA : 78.9 sq.m. (850 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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