



Well-presented detached park home for over 50s, offering low-maintenance living. Features include, 2 double bedrooms, en-suite, bright lounge, dining area, garage, driveway, and easy-access garden. NO ONWARD CHAIN.

4 Parklands Way | New Park | Bovey Tracey | TQ13 9FA





PROPERTY TYPE  
Park Home



SIZE  
840 sq ft



LOCATION  
Bovey Tracey



AGE  
1990s



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Garage, Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
N/A



COUNCIL TAX BAND  
B



### in a nutshell...

- Bright Lounge with Bay Window
- Fitted Kitchen
- Two Double Bedrooms
- Utility
- Detached Single Garage
- Driveway
- En-suite
- Low Maintenance Garden
- Over 50's
- NO ONWARD CHAIN









## the details...

Set within the popular New Park residential site in Bovey Tracey, this well-presented detached park home offers a peaceful and low-maintenance lifestyle exclusively for the over 50s. The property enjoys a private plot with its own driveway, detached garage, and an attractive, manageable garden designed for easy enjoyment.

Inside, the home is bright and welcoming, with a spacious lounge featuring a bay window that fills the room with natural light. A separate dining area provides the perfect space for everyday meals or entertaining guests, while the well-equipped kitchen offers generous storage and convenient access to the side garden and parking area.

There are two comfortable double bedrooms, both with fitted wardrobes. The main bedroom benefits from its own en-suite bathroom, while the second bedroom is served by a well-appointed main shower room. The layout is practical and thoughtfully designed, ideal for those seeking comfort and ease of living.

New Park is a peaceful, well-kept residential park with a strong sense of community, located within easy reach of Bovey Tracey's amenities. With Dartmoor National Park on the doorstep and excellent access to Newton Abbot and Exeter, this home offers the perfect blend of tranquillity and convenience.

Tenure - Virtual Freehold

Council Tax Band - B

Pitch Fee: £218.44 per month

Water and Sewerage: Approx £32.46 per calendar month

One pet Allowed (by approval)

One Vehicle Allowed



the floorplan...

Approximate Gross Internal Area 840 sq ft - 78 sq m  
(Excluding Garage)

Garage Area 178 sq ft - 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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, 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.

### Shopping

Late night pint of milk: Co-op Food Petrol Station 0.8 miles  
Town centre: 1.1 miles  
Supermarket: Lidl 1.2 miles, Asda 5.7 miles

### Relaxing

Park: 1 mile  
Golf: Stover 2.9 miles  
Beach: Teignmouth 11.3 miles

### Travel

Main travel link: A38 2.3 miles  
Train station: Newton Abbot 6.3 miles  
Airport: Exeter 19.8 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 9FA**

## how to get there...

From the A38 exit at Drumbridges follow the signs to Liverton. Take the first turning on the right sign posted Ilsington and continue past the Star Inn, taking the next right hand turn towards Bovey Tracey. Take the third turning on the right into New Park, follow down the road the property can be found on the right-hand side before Redwood Close.







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