



A bright and spacious over 50s park home set on a generous corner plot with wrap-around gardens. Offering a welcoming sitting room open to the dining area, fitted kitchen with utility, principal bedroom with en-suite, second bedroom and modern shower room. Driveway parking and detached garage. A peaceful setting with attractive outlook situated in the popular New Park, Bovey Tracey.

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





PROPERTY TYPE
Mobile Home



SIZE
825 sq ft



LOCATION
Bovey Tracey



AGE
2001



BEDROOMS
2



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden, Patio



EPC RATING
N/A



COUNCIL TAX BAND
A



in a nutshell...

- Fantastic sized corner plot
- Spacious living room
- Fitted kitchen
- Dining area with patio doors
- Separate utility room
- Two double bedrooms
- Beautiful wrap-around gardens
- Driveway parking and garage
- Pitch Fee £209.31 pm
- Bovey Tracey





the details...

A bright and welcoming sitting room features a wide front-facing window that fills the space with natural light. The room comfortably accommodates multiple sofas and occasional furniture, with neutral décor and wood-effect flooring creating a warm and inviting atmosphere. An attractive archway provides an open yet defined flow through to the dining area, making the space ideal for both relaxing and entertaining. Open-plan to the sitting room, the dining area offers a pleasant outlook and ample space for a full-sized dining table and chairs. Positioned conveniently adjacent to the kitchen, it provides a sociable layout perfect for everyday living and hosting guests. The kitchen is fitted with a range of light wood wall and base units complemented by contrasting worktops and a colourful tiled splashback. There is space for freestanding appliances alongside integrated cooking facilities. A large window above the sink enjoys a lovely garden outlook, and the layout offers excellent storage and preparation space. Accessed from the kitchen, the separate utility room provides additional units, worktop space, sink and plumbing for appliances, with a glazed door leading directly to the garden.

The principal bedroom is a generously sized double enjoying a wide window that brings in plenty of natural light. Fitted wardrobes provide excellent storage, and the room benefits from direct access to the en-suite, which comprises a corner shower enclosure, pedestal wash hand basin and WC. The second bedroom also features fitted wardrobes and a pleasant outlook, offering flexibility as a guest room, dressing room or home office. The main shower room is fitted with a walk-in shower, pedestal wash hand basin and WC, finished with low-maintenance wall panelling and natural light from a window. Occupying a generous corner-style plot within a well-kept residential park, the property enjoys beautifully maintained wrap-around gardens with mature shrubs and established planting. Paved pathways and patio areas provide seating spots throughout the day. To the front, a driveway offers off-road parking and leads to a detached garage.

Occupying a generous corner-style plot within a well-kept residential park, the property enjoys beautifully maintained wrap-around gardens and a wonderfully open outlook. The lawns extend to the side and rear, interspersed with mature shrubs, ornamental trees and established planting, creating a peaceful and private environment. Paved pathways and patio areas surround the home, providing multiple seating spots to enjoy the sunshine throughout the day. Steps with decorative handrails lead to both the main entrance and rear patio doors, enhancing the elevated position and outlook over the surrounding greenery. To the front, a driveway provides convenient off-road parking and leads to a detached garage with up-and-over door. The overall setting offers a rare combination of space, privacy and attractive communal surroundings.

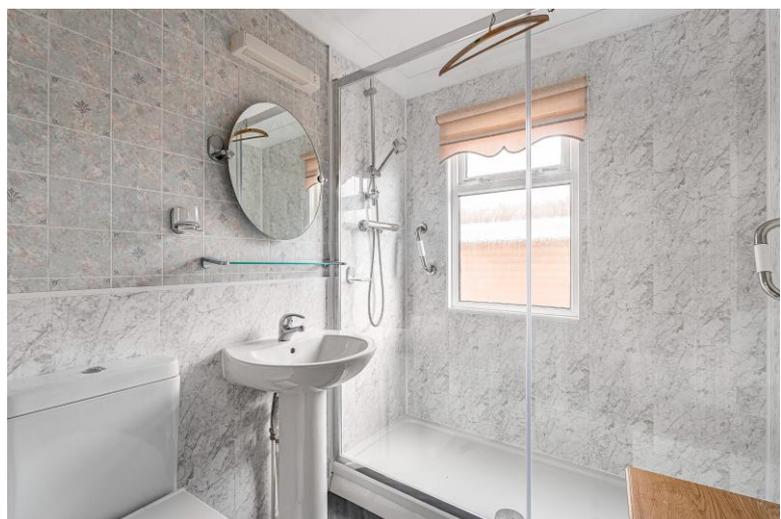
One pet Allowed.

One Vehicle Allowed.

Over 50's.

Pitch fee 2026 - £209.31pm

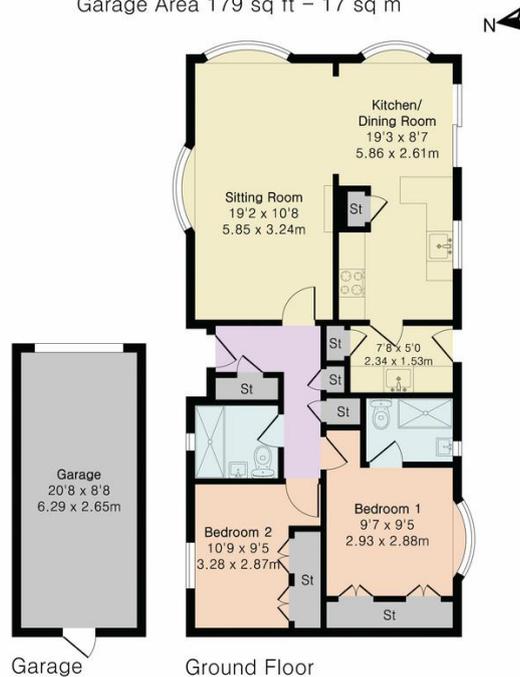
Water - £17.60pm



the floorplan...

**Approximate Gross Internal Area 822 sq ft - 76 sq m
(Excluding Garage)**

Garage Area 179 sq ft - 17 sq m



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complete.

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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. 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: Lidl 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 9FL

how to get there...

From the A38, take the Drumbridges exit and follow signs for Liverton. Take the first right turn and continue along the road, passing The Star Inn. At the crossroads, turn right and stay on this road for approximately a mile. Then take the third entrance into New Park (signposted BlueWaters) and follow the road to the fourth right, which is Woodlands Walk. The property will be on your right-hand side.





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