



A beautifully presented park home offering two double bedrooms, en-suite, study and separate utility room, all set within stunning landscaped wraparound gardens. Occupying a prime position within this sought-after development and benefitting from a garage and driveway, this is a home that perfectly combines generous proportions with low-maintenance living.

18 Newlands Drive | Bovey Tracey | TQ13 9FT





PROPERTY TYPE
Park Home



SIZE
914sq ft



LOCATION
Bovey Tracey



AGE
2002



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...

- Quiet cul-de-sac
- Dual-Aspect living room
- Fitted kitchen
- Character ceiling beams
- Separate utility room
- Two double bedrooms
- Dedicated study with bespoke fitted furniture
- Driveway parking and garage
- Over 50's
- Bovey Tracey





the details...

Approached via a neat, low-maintenance frontage with paved pathway and decorative stone borders, steps rise to a welcoming covered entrance. The front door opens into a central entrance hall which immediately sets the tone for the home - light, spacious and beautifully maintained throughout.

At the heart of the home is the impressive dual-aspect living room, a wonderfully generous space. Flooded with natural light from multiple windows, this room offers both comfort and versatility. Attractive ceiling beams add character and warmth, while a feature fireplace provides a cosy focal point. There is ample room for both lounge seating and a dining area, making this an ideal space for entertaining family and friends.

The kitchen is fitted with a comprehensive range of wall and base units, generous work surfaces and integrated appliances include electric oven, gas hob with extractor fan over, fridge, freezer and washing machine. Leading off the kitchen is a practical utility room, providing valuable additional workspace and storage. There is space and plumbing for white goods, keeping the main kitchen area uncluttered and functional. A storage cupboard within the utility houses the combi boiler. From here, a door provides direct access to the garage and driveway.

Positioned off the entrance hall is a dedicated study, providing an ideal space for home working or hobbies. Fitted with bespoke desk space and shelving. The principal bedroom is a spacious double room with a wonderful walk in wardrobe and a lovely outlook. It benefits from the convenience of its own en-suite cloakroom. Bedroom two is another well-proportioned double room with fitted wardrobes. The main bathroom is stylishly presented in a contemporary monochrome finish and comprises a bath, wash hand basin set within vanity storage and WC.

Externally, the property is set within beautifully maintained, wraparound gardens that have clearly been thoughtfully designed to offer colour, structure and ease of maintenance throughout the seasons. The gardens continue to the side and rear, where a generous paved patio provides the perfect space for outdoor seating and entertaining. Beyond, manicured lawn areas are interspersed with established shrubs, specimen planting and ornamental features, creating a peaceful and picturesque setting. The pathways wrap neatly around the home, allowing easy access to all sides. The garage sits conveniently nearby with driveway parking, providing both practicality and additional storage.

One pet allowed.

One vehicle allowed.

Over 50's.

Pitch Fee- £286.88 Including electric and water



the floorplan...

**Approximate Gross Internal Area 914 sq ft - 85 sq m
(Excluding Garage)**

Garage Area 180 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 9FT

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 onto Blue Waters. Follow the road through Parklands Way, it bends round to the left onto Ashgrove Road. At the T-junction turn right. Follow the road round. The property can be found on your right.





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