



A beautifully maintained Park Home, extended and refurbished to create a delightful light and airy home, set on the edge of this popular site in a quite location surrounded by greenery. An internal viewing is highly recommended to appreciate the merits of this lovely home.

8 Millwood | New Park | TQ13 9JW





PROPERTY TYPE  
Park Home



SIZE  
462sq ft



LOCATION  
New Park, Bovey Tracey



AGE  
1960s



BEDROOMS  
1



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Garage, Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
N/A



COUNCIL TAX BAND  
A



### in a nutshell...

- Triple Aspect Sitting Room
- Modern Fitted Kitchen
- Shower Room
- Spacious Double Bedroom
- Balcony with Views
- Renovated Throughout
- Landscaped Gardens with Pond
- Garage
- Driveway Parking
- Workshop



## the details...

This beautifully presented one double bedroom park home has been comprehensively renovated and upgraded throughout, offering stylish and comfortable accommodation in immaculate condition. The property has also benefited from additional insulation, creating a warm and energy-efficient home ready to move straight into.

The accommodation begins with a useful entrance porch, providing practical space for coats and shoes. The triple aspect sitting room is a welcoming and comfortable space with pleasant natural light and a cosy atmosphere, creating an ideal place to relax or entertain.

The modern kitchen/breakfast room, which is well-appointed with a range of contemporary units, space for appliances and ample worktop space. A breakfast bar provides a convenient area for everyday living. The shower room has been tastefully modernised and features a stylish walk-in shower, wash basin and WC. The double bedroom is particularly impressive, offering generous proportions and a bright, airy feel. A standout feature of the property is the beautiful balcony accessed directly from the bedroom, providing a wonderful private space to sit and enjoy the outlook across the stunning landscaped gardens and a morning coffee.

The property is set within beautifully landscaped gardens that extend to the front, side and rear. To the front of the property there is an attractive approach with well-stocked borders, established shrubs and neatly maintained planting. To the rear, the garden is a particularly special feature of the home. Beautifully arranged with a variety of mature shrubs, trees and ornamental planting. There are several seating areas and patio spaces, with a charming ornamental pond and water feature. The garage benefits from both power and light, and the rear section has been cleverly converted into a useful workshop space.

Approximate Gross Internal Area 462 sq ft - 43 sq m  
(Excluding Garage)

Garage Area 151 sq ft - 14 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.

complete.



## 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

Please check google maps for exact distance and travel times.

## How to get there...

From the A38 take the Drumbridges exit and follow the signs to Liverton. Take the first turning on the right, sign posted Ilsington and continue past The Star Inn. Take the next right hand turn towards Bovey Tracey and then the first turning on the right into New Park. Proceed on this road - Millwood - where the Park Home can be found on the left.

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