



A well-positioned two-bedroom park home occupying a desirable corner plot with wrap-around gardens and no onward chain. Featuring a spacious sitting room with bay window, kitchen diner with utility area, principal bedroom with en-suite, driveway parking and garage. Offering excellent potential to modernise.

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





PROPERTY TYPE  
Park Home



SIZE  
799 sq ft



LOCATION  
Bovey Tracey



AGE  
1996



BEDROOMS  
2



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Garage, Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
N/A



COUNCIL TAX BAND  
A



### in a nutshell...

- Two Double Bedrooms
- Spacious Living Room
- Kitchen Diner
- Utility
- En-Suite Shower Room
- Bathroom
- Garage & Driveway
- Well Maintained Gardens
- Over 50's
- NO ONWARD CHAIN





## the details...

The property is entered via a welcoming entrance hall which provides access to all principal rooms. To the front of the home is a spacious sitting room, featuring a large bay window that allows plenty of natural light to fill the room, along with an electric feature fireplace that serves as a wonderful focal point.

The kitchen diner is fitted with a range of wall and base units, offering ample worktop space and integrated appliances include an electric oven and electric hob with extractor fan above. There is ample space for a dining table and four chairs. A door from the kitchen leads through to a useful utility area, providing additional storage and space for a washing machine and tumble dryer. A cupboard houses the combi boiler which serves the heating and hot water. There are two well-proportioned bedrooms, both benefitting from built in wardrobes. The principal bedroom further benefits from an en-suite shower room, while the second bedroom is served by the main bathroom, which is fitted with a bath, wash basin and WC.

The park home presents an excellent opportunity for buyers looking to modernise and personalise a home to suit their own tastes.

Occupying a pleasant corner position within the development, the property enjoys well maintained gardens that wrap around the home, offering a sense of space and privacy. To the front, a pathway leads to the entrance, bordered by lawned areas and established shrubs, plants and flower beds that create an attractive approach.

To the side, steps lead down to a private garden area with a paved patio and gravelled sections, ideal for outdoor seating and relaxing while enjoying the surrounding greenery. The garden is enclosed by mature planting and hedging, providing a sheltered and peaceful outdoor space. The property also benefits from a driveway providing off-road parking for one vehicle and access to a garage, offering additional storage or secure parking.

Tenure - Virtual Freehold

Pitch Fee: £199.88 per month

Water: Approx £17.60 per calendar month

One pet Allowed (by approval)

One Vehicle Allowed

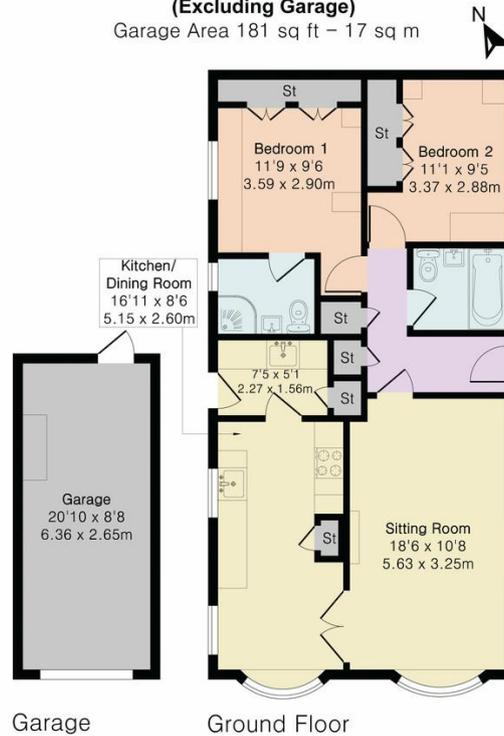
Over 50's



## the floorplan...

**Approximate Gross Internal Area 799 sq ft - 74 sq m  
(Excluding Garage)**

Garage Area 181 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.

**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. 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 left hand side before Blueridge Road.





Need a more complete picture? Get in touch with your local branch...

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