



A charming, two bedroom, park home located on the outskirts of Bovey Tracey with a garage, parking and beautiful gardens.

New Park | Bovey Tracey | TQ13 9JW





PROPERTY TYPE
Park home



SIZE
985 sq ft



LOCATION
Devon



AGE
Modern



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
Gas central heating



PARKING
Garage and off road
parking



OUTSIDE SPACE
Generous sized,
surrounding gardens



EPC RATING
N/A



COUNCIL TAX BAND
B



in a nutshell...

- Quiet position
- Surrounding gardens
- Spacious living/dining room
- Good sized kitchen
- Utility room
- Master ensuite
- Garage and driveway parking





the details...

A spacious park home with two double bedrooms, master en suite, a garage, parking and a beautiful surrounding garden, in a quiet position located at New Park on the outskirts of the sought-after town of Bovey Tracey.

A tarmac driveway provides parking for at least two cars and a paved path leads along the front of the property to the side, where there are steps and a handrail to the entrance. Inside, it is well-presented with light and neutral decor throughout and feels warm and welcoming with gas central heating and double-glazing.

The front door opens into an entrance hall where there is a handy built in cupboard and a door leading into a fabulous spacious L-shaped living/dining, room, filled with light from dual-aspect windows from where there are pleasant views over the surrounding gardens. It is carpeted and has a wall-mounted flame-effect electric heater which makes a nice feature and focal point for the room. There is also plenty of space for dining table and seating, perfect for any occasion. This room leads through an archway into a good-sized kitchen with a wide window to the side. It has a durable vinyl floor and plenty of granite-effect worktop space, with tiled splashbacks and a range of wood-effect base, drawer and wall units providing ample cupboard space. There is a stainless-steel one and a half-bowl sink with a mixer tap beneath the window, a built-in fan-oven with a gas hob and a stainless-steel extractor hood above, and an archway leads through into a utility room where there is a backdoor to the side of the property, granite-effect worktop and storage cupboards matching the kitchen, an integrated fridge/freezer, space with plumbing beneath the worktop for a washing machine, and a wall mounted condensing combi-boiler, hidden within a matching wall cabinet, provides the heating and hot water on demand.

The master bedroom is a generous double with a suite of fitted bedroom furniture and an en suite shower room which is modern containing a shower, a pedestal basin, a WC and a chrome heated towel rail. The second bedroom is another good sized light and airy double with pleasant views over the garden, and the family bathroom is carpeted and contains a bath, a pedestal basin and a WC in white, with a chrome heated towel rail.

Outside, there is a single garage with lights, power and an up and over door to the driveway. There are beautifully maintained surrounding gardens with manicured lawns bordered by neatly-edged colourful flower beds and topiary hedges. There is a thorn-less blackberry a grape vine, and espaliered plum and cherry trees, all fruit-bearing, a metal shed providing storage for a mower and gardening tools and an outside tap for watering, creating a superb sunny southeast facing outside space in which to enjoy the tranquil surroundings; a real credit to the current owners.



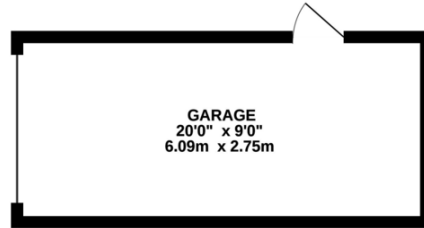
what the owner loves most...

“The spacious gardens and peaceful location”.

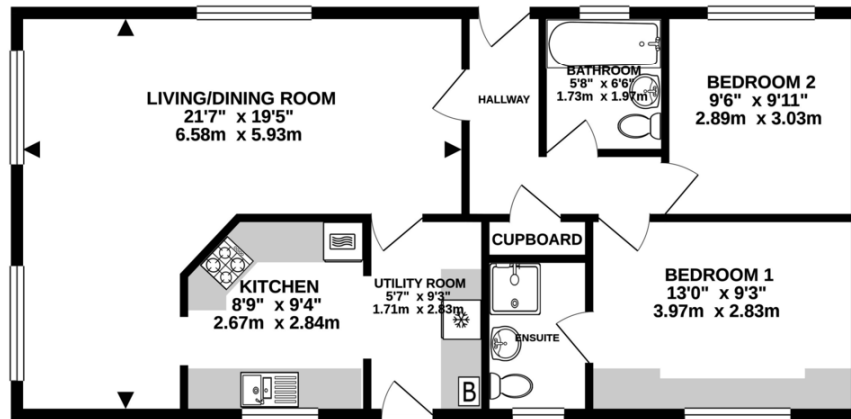


the floorplan...

GARAGE
180 sq.ft. (16.7 sq.m.) approx.



GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro ©2020



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



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

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

Schools

Bovey Tracey Primary School 1.6 miles

South Dartmoor Community College: 6.6 miles

Stover School: 3.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9JW

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 entrance into New Park and proceed onto Five Acres, turn right onto Millwood where you will find the property.





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

Tel **01626 832 300**
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.