



A rare opportunity to secure one of New Park's finest plots, boasting extraordinary lake views and generous gardens. Immaculately presented with two double bedrooms, en-suite, dressing room, sun terrace, and NO ONWARD CHAIN.

6 Blue Waters | New Park | Bovey Tracey | TQ13 9FZ





PROPERTY TYPE
Park Home



SIZE
849 sq ft



LOCATION
Bovey Tracey



AGE
2015



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Substantial Gardens, Sun
Terrace



EPC RATING
N/A



COUNCIL TAX BAND
B



in a nutshell...

- Immaculately presented throughout
- Principle suite with en-suite & dressing room
- Dual aspect living room
- Spacious dining area
- Modern fitted kitchen
- Further double bedroom & shower room
- Beautiful, uninterrupted lake views
- Garage & parking
- Exceptional sized plot with sun terrace
- NO ONWARD CHAIN





the details...

Situated on one of the most desirable plots within New Park, this beautifully presented and well-maintained two double bedroom park home offers an unbeatable combination of tranquillity, generous outdoor space and stylish interior living. With direct views across the neighbouring lake and woodland, the setting provides a calm, nature rich lifestyle on the edge of Dartmoor.

Inside, you are welcomed into an inviting hallway with ample storage for coats and shoes, as well as a conveniently located airing cupboard. The hallway leads to the open plan living area, separate kitchen and all other rooms. Walking into the bright and welcoming living area with large windows and French doors opening directly onto the sun terrace, creating a seamless indoor-outdoor flow and making the most of the picturesque views. The adjoining dining area offers a comfortable space for everyday dining or entertaining, connecting naturally to the modern fitted kitchen, which enjoys plentiful storage, workspace and a pleasant outlook over the side garden. The kitchen has ample integrated appliances including a fridge freezer, dishwasher, washing machine, electric oven, grill and gas hob. A side door provides access to the private side garden and garage.

The principal suite is beautifully finished, featuring fitted overhead storage, dressing table and units. A standout feature of this property is the dedicated dressing room, fitted with extensive hanging space and a practical dressing area that could be utilized as an office space. An exceptionally large en-suite shower room is fitted with WC, wall mounted hand basin, heated towel rail and panelled bath with shower attachment over. A second double bedroom makes an ideal guest room, study or hobby space, benefitting from fitted wardrobes. The modern fitted bathroom opposite the second bedroom is fitted with WC, wall mounted vanity unit and walk in shower cubicle.

Externally, the home truly excels. The wonderful sun terrace provides an elevated outdoor seating area with uninterrupted views across the lake and woodland, a perfect spot for morning coffee, evening relaxation while surrounded by nature. The rear garden is well maintained with lawned and planted areas, while the side garden offers additional privacy, greenery and space for a table and chairs. Together, the gardens and outlook form a generous plot rarely available within the park. The position of this home ensures excellent sunlight throughout the day, and the calm lakeside backdrop offers a serene environment year-round. With a garage and driveway parking, and set within the friendly, well-kept surroundings of New Park, the property offers a lifestyle that is both peaceful and highly convenient, perfectly situated with effortless access to a scenic pathway that winds down to the lake and inviting seating areas. A truly special home, early viewing is strongly recommended to appreciate the outlook, space and quality on offer.

Tenure - Virtual Freehold
Council Tax Band - B
Pitch Fee: £292.38 per month including water
One pet Allowed
One Vehicle Allowed
Over 50's Only



the floorplan...

Approximate Gross Internal Area 849 sq ft - 79 sq m
(Excluding Garage)

Garage Area 200 sq ft – 19 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.



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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: Asda Petrol Station 0.8 miles

Town centre: 1.1 miles

Supermarket: Asda 5.7 miles, Lidl 1.4 miles

Relaxing

Beach: Teignmouth 11.3 miles

Parke: 1 mile

Golf: Stover 2.9 miles

Travel

Train station: Newton Abbot 6.3 miles

Main travel link: A38 2.3 miles

Airport: Exeter 19.8 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 9FZ**

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, where the property can be found on the left.





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