

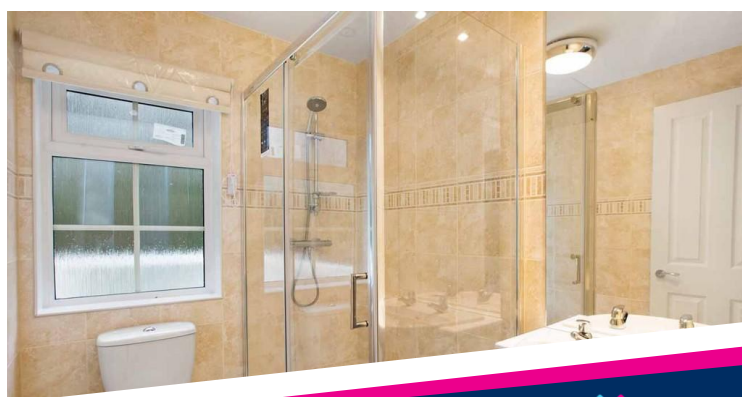


Moorland Park, Bovey Tracey, Devon, TQ13 9DU

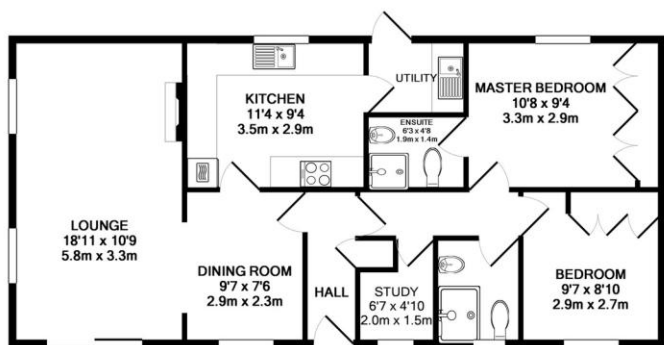
£199,500



- ****Available Chain Free****
- Detached, Residential Park Home Bungalow
- Dual Aspect Living Room and Dining Room
- Modern, Fully Fitted Kitchen
- Master Bedroom with En Suite Shower Room
- One Further Double Bedroom and Study
- Shower Room and Utility Room
- Gas Central Heating and Upvc Double Glazing
- Decked Seating Area and Parking
- Age Restriction of 50+
- EPC Exempt



**Call 01626 818094
to find out more**



TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Description & Location:

This brand new, immaculately presented detached residential park home has a living room, dining room, modern fully fitted kitchen with utility room, a master bedroom with ensuite shower room, a further double bedroom, a study and shower room.

The home is situated within the lovely Moorland Park site on an ideal plot at the edge of the park. At one side of the property it has been gravelled to create off road parking. A paved pathway surrounds the park home and the front there is a good-sized decked area which provides an ideal seating area which allows you to take in the views of the surrounding woodland and brook. There is an outside tap and space to put a garage (subject to the site owner's approval)

Moorland Retirement Park is an exclusive small park home development on the end of this popular country town of Bovey Tracey, close to the edge of the Dartmoor National Park. Bovey Tracey has a comprehensive range of shops and amenities including a health centre, library, inns and churches. The A38 dual carriageway linking Exeter and Plymouth to the M5 Motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and South Devon beaches are mostly within 30 minutes' drive.

Useful Info

There is a gold shield 10 year warranty.
Age restriction of 50+ with maximum of 2 pets allowed.
Ground rent and service charges are £150 per month.
Mains gas, electricity, water and drainage connected.
Council Tax Band B

Directions

From the Chamberlains office in Fore Street, turn right down the hill taking the second turning left opposite the Dolphin Hotel into Newton Road. Continue to the roundabout and take the first exit. The entrance to Moorland Park can be found second entrance on the right. On passing through the entrance gates, the property can be found at the end of the second turning on the left. Visitors parking is on the right.

Measurements

Lounge	18' 11" x 10' 9" (5.8m x 3.3m)
Dining Room	9' 7" x 7' 6" (2.9m x 2.3m)
Kitchen	11' 4" x 9' 4" (3.5m x 2.9m)
Bedroom One	10' 8" x 9' 4" (3.3m x 2.9m)
Bedroom Two	9' 7" x 8' 10" (2.9m x 2.7m)
Study	6' 7" x 4' 10" (2m x 1.5m)