



Fairview Park, Bovey Tracey

2x  2x 

ENERGY
RATING
N/R

- Virtual Tour Available
- Well-Presented Park Home
- 2 Double Bedrooms (1 en-suite)
- Kitchen & Bathroom
- Level Garden
- Garage & Driveway
- Popular Small Park Home Site
- Over 50s

Guide Price:
£180,000
PARK HOME

2 Fairview Park, Pottery Road, Bovey Tracey, TQ13 9DS

A spacious residential park home situated in a small and highly-regarded development on the edge of Bovey Tracey. The accommodation boasts two double bedrooms, master with dressing area and an en-suite shower room and a generous L-shaped lounge/dining room. There is also a kitchen with integrated appliances and a bathroom. Gas central heating and double glazing are installed and outside there is a driveway, garage and garden.

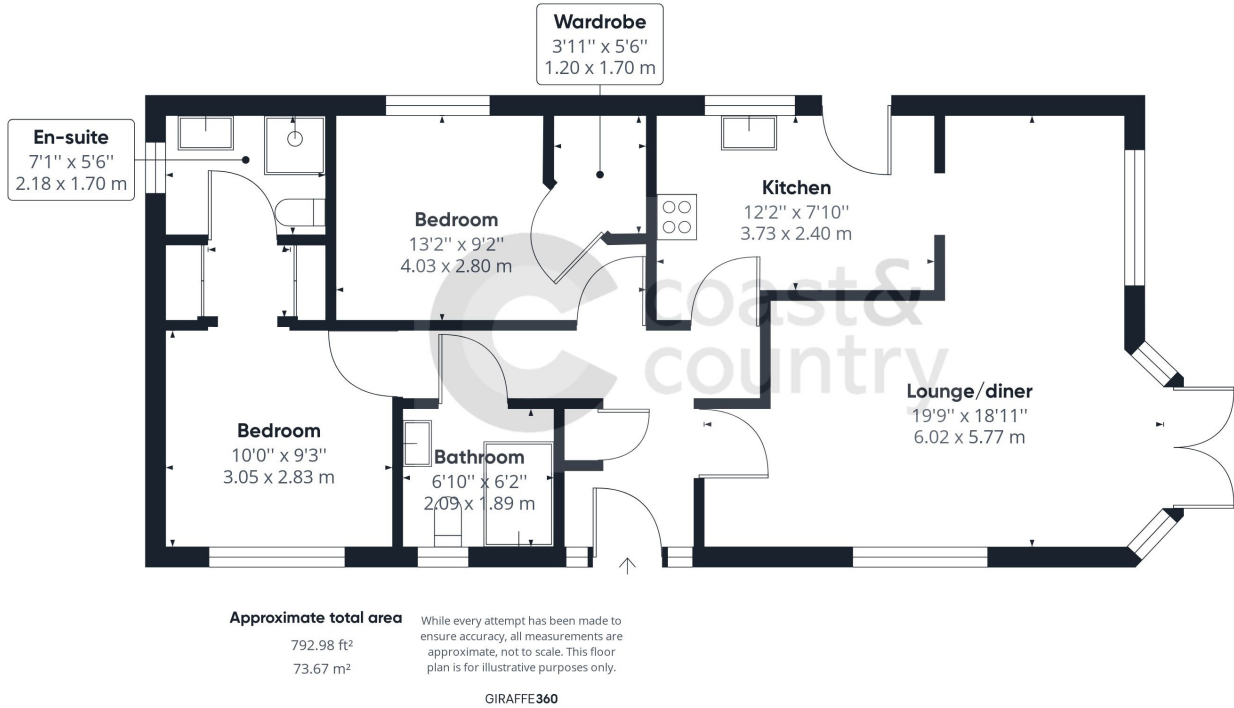
Fairview Park is situated on the edge of the town of Bovey Tracey which sits on the fringe of Dartmoor National Park. The town offers a quaint array of shopping and leisure facilities and a timetabled bus service operates outside the Fairview Park entrance to the city of Exeter and market town of Newton Abbot. Fairview Park is also approximately one mile from the A38 to Plymouth and Exeter.

Accommodation: A uPVC part obscure double-glazed entrance door and side panels leads to an entrance hallway with storage cupboard, door to L-shaped lounge/dining room, being dual-aspect with double-glazed bay windows to side and front and uPVC double-glazed bay with French doors to front, feature fireplace and spotlights. An archway leads to the kitchen with a modern range of wall and base units with rolled edge work surfaces and tiled splashbacks, inset single drainer sink unit, built-in double oven, hob, fridge and freezer, dishwasher and space for washing machine, uPVC double-glazed window and uPVC part obscure double-glazed door to outside and door to hallway. Bedroom one has a uPVC double-glazed bay window to side, built-in chest of drawers and bedside tables and an archway to dressing area with fitted wardrobes and door to en-suite shower room with shower cubicle, low-level WC vanity wash basin and uPVC double-glazed window. Bedroom two has

a uPVC double-glazed window to side and walk-in storage cupboard. The bathroom comprises a panelled bath, low-level WC, vanity wash basin, radiator and uPVC obscure double-glazed window.

Outside: Outside to the front there is a lawned area with shrub border and brick paved driveway providing off-road parking for two cars leading to a detached garage with metal up and over door. Path extends alongside to the rear with level lawn and a paved patio.

Directions: From Newton Abbot pick up the A382 Bovey Tracey Road. At the Drum Bridges Roundabout take the third exit for Heathfield / Bovey Tracey (A382). Continue straight ahead at the traffic lights along the Bovey Straights. At the roundabout take the first left onto Pottery Road, follow the road along past The House of Marbles and the site can be found on the right hand side.



Agents Notes:

Council Tax: Currently Band B

Pitch Fee: Currently £145.88pcm

Review Period: Annually

Mains water. Mains drainage. Mains electricity. Mains gas.

Age Restriction: Over 50s

1 well-behaved pet allowed per park home.

Floor Plans - For Illustrative Purposes Only.

Energy Performance Certificate:

EPC Exempt

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.