



New Park, Bovey Tracey

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ENERGY
RATING
N/R

- Virtual Tour Available
- Well-Presented Park Home
- 2 Bedrooms
- Lounge and Dining Room
- Modern Kitchen and Shower Room
- Neatly-Tended Gardens
- Off Road Parking and Use of Garage
- Over 50s

Guide Price:
£165,000
PARK HOME

10 Lakeside Close, New Park, Bovey Tracey, TQ13 9FE

A spacious and well-presented detached residential park home situated in the highly-regarded New Park development on the outskirts of Bovey Tracey. The accommodation comprises two bedrooms, a spacious lounge, separate dining room, kitchen and shower room. Gas central heating and uPVC double glazing is installed and outside there are small and easy-to-maintain paved gardens and a garage with driveway parking. Viewings come highly recommended to appreciate the location and home on offer.

New 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 New Park entrance to the city of Exeter and market town of Newton Abbot. New Park is also approximately one mile from the A38 to Plymouth and Exeter.

Accommodation: A uPVC part decorative obscure-glazed entrance door leads to the entrance hallway with double storage cupboard and door to lounge which is dual-aspect with windows to front and side, feature fireplace with gas living flame coal effect fire and double doors opening to the dining room which is dual-aspect with windows to front and side and obscure-glazed door to outside. From the dining room an archway leads to the kitchen which is fitted with a modern range of wall and base units with rolled edge work surfaces and tiled splashback with inset single drainer sink unit, built-in oven and hob, space for appliances, cupboard housing wall mounted gas boiler and window to side. Bedroom one has a window to side and bedroom two has a window to rear. There is also a shower room with suite comprising shower cubicle, low-level WC and wash basin in vanity unit and obscure-glazed window.

Outside: The garden is easy to maintain and to all sides of the park home with small lawn and a wide selection of flowers and shrubs, small paved patio and drying area.

Parking: Outside to the front there is a driveway providing off-road parking. There is also a large single garage with metal up and over door and courtesy door to the rear garden, the use of which is included in the site fees.

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 turn left into Pottery Road. Turn left signposted for Liverton. New Park can be found on your left hand side and Lakeside Close is the second turning on the left.



Agents Notes:

Council Tax: Currently Band A

Tenure: Park Home

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

Floor Plans - For Illustrative Purposes Only

Site Fees: Currently £209.33 pcm to include water.

Age Restriction: Over 50s

Pets: At discretion of the site owner.

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.