



# RE/MAX

## PROPERTY HUB



**5 Glen Lyn Park Old Newton Road, Bovey Tracey, TQ13 9DT**

**£180,000**

RE/MAX are delighted to present this charming and spacious Park Home situated in a peaceful location of Bovey Tracey. The property has been modernised throughout and comprises Kitchen, Living/Diner, Two Bedrooms, Shower Room, Parking and a Wrap-Around Patio. The property is being sold in immaculate condition.

If you are looking for a comfortable, modern and affordable Park Home in a tranquil setting, then look no further than Glen Lynne. This well presented property is situated in Bovey Tracey, a small and friendly Park Home Site on the edge of Dartmoor National Park. The Park offers a rural lifestyle with easy access to the A38 expressway and the amenities of the Town.

The property comprises of Two Bedrooms, Shower Room, a spacious Living/Dining Room and a modern Kitchen. The Living/Dining Area features sliding patio doors that lead to the outside Patio. The Kitchen is fitted with integrated appliances and plenty of storage space. Both Bedrooms are a good size with a modern Shower Room.

There is recently installed double glazing and gas central heating with a gated Driveway with a low maintenance Garden with a shed. The electrics to the property have also recently been completed along with a new fuse box.

#### Front Of The Property

Gated driveway parking for up to two vehicles. Two steps leading up to the side door to the Kitchen and the Main Entrance to another side.

#### Entrance Hallway

Spacious Hallway leading to all main principle rooms.

Living / Dining Room 19' 3" max x 11' 8" max ( 5.87m max x 3.56m max )

Large L-Shape Living/Dining Area with dual aspect double glazed windows to the front and side, wall mounted radiator and sliding patio doors leading to the side. Door leads into the Kitchen.

Kitchen 9' 1" max x 8' 5" max ( 2.77m max x 2.57m max )

Wall and base units, one and a half bowl composite sink/drainers with mixer tap, electric hob with extractor over, oven, space for fridge/freezer, space for washing machine, space for tumble dryer, heat resistant glass on part of the walls, double glazed door leading to the side.

Bedroom One 9' 4" max x 9' 5" max ( 2.84m max x 2.87m max )

Double glazed window to the front and side, built in cupboard, dressing area and a wall mounted radiator.

Bedroom Two 9' 4" max x 8' 9" max ( 2.84m max x 2.67m max )

Double glazed window to the side, built in cupboard and a wall mounted radiator.

#### Shower Room

Obscure double glazed window, walk in shower, vanity sink with storage, WC.

#### Outside

Wrap around paved patio, hedges, plant bed, covered seating area.

#### Agent Notes

Site Fees - £150 pcm

Council Tax Band A



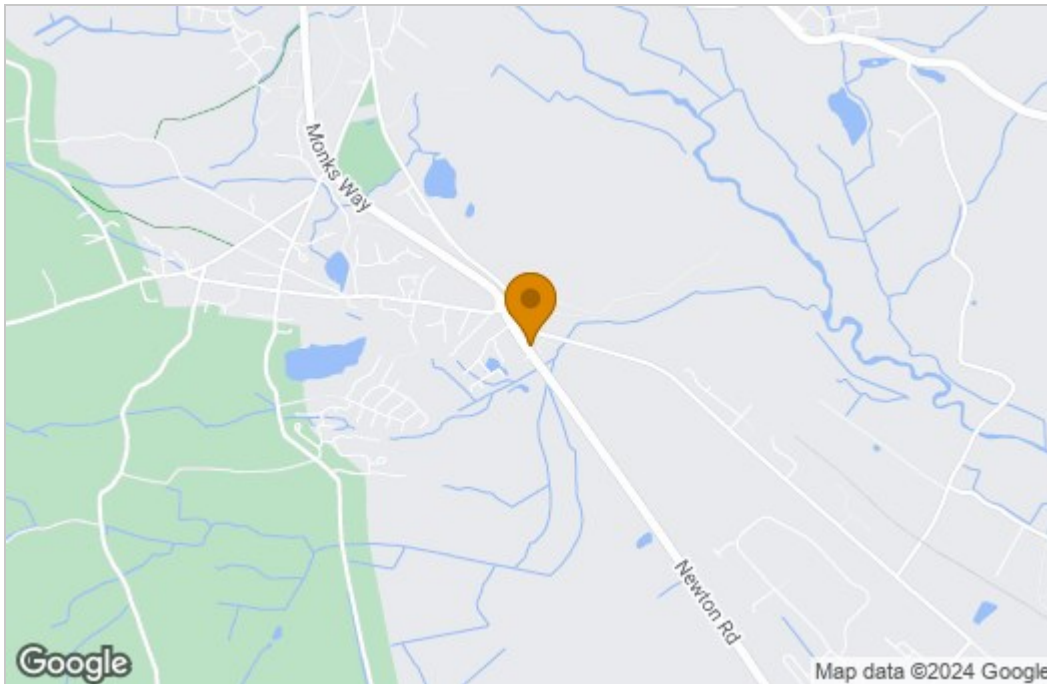
## Floor Plan



**Ground Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Area Map



## Energy Efficiency Graph

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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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