



**Connells**

Brimley Gardens  
Bovey Tracey Newton Abbot



# Brimley Gardens Bovey Tracey Newton Abbot TQ13 9DB

for sale  
**£90,000**



## Property Description

Located in the highly desirable area of Bovey Tracey, this beautifully modernised one-bedroom park home in Brimley Gardens offers a fantastic opportunity for those looking for peaceful living in a sought-after community.

The home has been thoughtfully updated throughout, featuring contemporary interiors and a brand-new front porch.

The property benefits from a bright, south-facing rear aspect, allowing for plenty of natural light and warmth. The grounds are low maintenance, making it ideal for those who want a garden space without the hassle of extensive upkeep.

Additionally, there is off-road parking available for two vehicles. Brimley Gardens provides a tranquil and friendly environment, with Bovey Tracey's charming local amenities just a short distance away. Whether you're looking for a permanent residence or a holiday retreat, this property is the perfect blend of modern comfort and convenience in a picturesque Devon location.

## Front Of The Property

Parking for two vehicles, newly built entrance porch leads into the main hallway.

## Kitchen

6' 10" x 10' 11" ( 2.08m x 3.33m )

Double glazed dual aspect windows to the side of the property, wall and base units, one bowl porcelain sink/drain, space for oven, space for undercounter fridge freezer and a wall mounted heater.

## Lounge

9' 9" x 10' 11" ( 2.97m x 3.33m )

Dual aspect double glazed windows to the front and side of the property, feature electric fire, uPVC door to the side and a wall mounted heater.

## Bedroom

9' 9" x 9' 2" ( 2.97m x 2.79m )

Double glazed window to the side of the property, built in wardrobes and a wall mounted electric heater.

## Bathroom

Two obscure double glazed windows, bath with mixer taps and shower attachments, WC, wash hand basin and part tiled.

## Outside

Shallow wall to the front and fencing to the sides, low maintenance gravel area which provides a sunny aspect, storage shed and mature shrubs.

## Agent Note

Age Restrictions: No persons under 45 years may reside at Brimley Gardens.

Pets: One cat and/or one dog. No more than two pets per household.

Fees: £141.00 per month

Property is on a rolling lease.

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or

another professional - independent from the seller or site owner – when buying a home).

Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers

should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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4 Bank Street  
 NEWTON ABBOT TQ12 2JW

EPC Rating: Council Tax  
 Exempt Band: A

Tenure:

**view this property online [connells.co.uk/Property/NAB312105](http://connells.co.uk/Property/NAB312105)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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