



Offered with no onward chain, this well-presented two-bedroom park home offers spacious living with a bright dual-aspect lounge, open-plan kitchen/dining room, modern shower room, fitted bedroom storage, driveway, garage and low-maintenance gardens in a peaceful residential setting.

4 Newlands Drive | New Park | Bovey Tracey | TQ13 9FT



thoroughly good property agents



PROPERTY TYPE
Park Home



SIZE
756 sq ft



LOCATION
New Park, Bovey Tracey



AGE
2003



BEDROOMS
2



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden, Patio



EPC RATING
N/A



COUNCIL TAX BAND
A



in a nutshell...

- Two-Bedroom Park Home
- Spacious Dual-Aspect Living Room
- Open-Plan Kitchen/Dining Room
- Modern Shower Room
- Fitted Wardrobes to Both Bedrooms
- Driveway Parking & Garage
- Low-Maintenance Gardens
- Peaceful Residential Location
- Over 50's, 1 Vehicle, 1 Pet
- New Park, Bovey Tracey



the details...

Offered to the market with no onward chain, this well-maintained two-bedroom park home provides a comfortable living in a peaceful setting. Entering through the front door, you are welcomed into a central entrance hall with useful built-in storage, providing access to all principal rooms and creating a practical first impression.

To your right, the spacious dual-aspect living room is filled with natural light and offers a warm and inviting atmosphere. A feature fireplace provides an attractive focal point, while the generous proportions comfortably accommodate both lounge and dining furniture, making it an ideal space for relaxing or entertaining.

Leading through from the living room is the separate dining room, enjoying pleasant views over the surrounding grounds and benefiting from its own external door, making it a bright and practical space for everyday dining. Beyond the dining room is the fitted kitchen, offering a range of wall and base units, ample worktop space, integrated cooking facilities, and space for additional appliances.

Returning to the hallway, the accommodation continues with two well-proportioned bedrooms. The principal bedroom enjoys a peaceful outlook and benefits from an extensive range of fitted wardrobes and overhead storage, maximising space.

Bedroom two is another comfortable double room, also featuring fitted storage, making it ideal as a guest bedroom, hobby room or home office. Completing the accommodation is a modern shower room, fitted with a walk-in shower, wash hand basin and WC, presented in a clean and contemporary style.

Externally, the property is complemented by a driveway, garage providing secure parking or additional storage, together with surrounding garden areas that offer an attractive, low-maintenance outdoor space to enjoy.

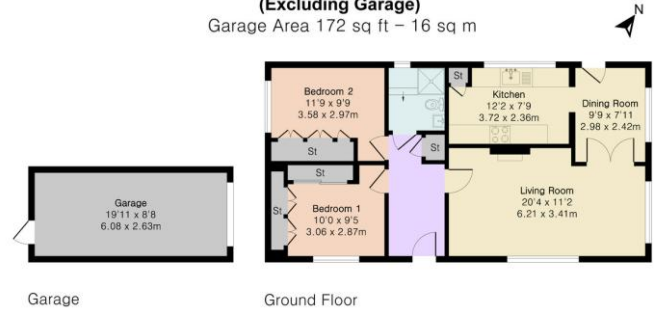
Residents over 50

One Pet by Agreement - One Car per Home

Pitch Fee £231.56 + Water £17.60

**Approximate Gross Internal Area 756 sq ft - 70 sq m
(Excluding Garage)**

Garage Area 172 sq ft - 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.



the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth.

Shopping

Late night pint of milk: Co-op 0.5 mile

Town centre: 1.3 miles

Supermarket: Lidl 1.2 miles

Relaxing

Beach: Teignmouth 11.4 miles

Park: 1.3 miles

Golf: Bovey Tracey 2.3 miles

Travel

Bus stop: Ashburton Road 0.5 mile

Train station: Newton Abbot 6.3 miles

Main travel link: A38 2.3 miles

Airport: Exeter 20.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9FT**

how to get there...

From the A38, take the Drumbridges exit and follow the signs for Liverton. Take the first right turn and continue along the road, passing The Star Inn on your left. When you reach the crossroads, turn right and stay on this road for approximately one mile. Then take the third entrance into New Park and follow the road until you get to Beechwood Avenue on your left. Follow Beechwood Avenue and at the end of the road turn right. The property can be found on the right-hand side.

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