



A beautifully maintained Park Home, extended and refurbished to create a delightful, light and airy, spacious home, situated on this popular site in a quiet location. Positioned on a larger-than-average plot, with gardens to the front, side and rear and offering three reception rooms. An internal viewing is highly recommended to appreciate the merits of this lovely home.

42 Five Acres | New Park | Bovey Tracey | TQ13 9JN

complete.

thoroughly good property agents



PROPERTY TYPE
Park Home



SIZE
628 sq ft



LOCATION
New Park, Bovey Tracey



AGE
1980s to 1990s



BEDROOMS
1



RECEPTION ROOMS
3



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
N/A



COUNCIL TAX BAND
A



in a nutshell...

- Extended and Refurbished
- Triple Aspect Living Room
- Garden Room Extension
- Beautiful extended Kitchen Diner
- A Spacious Double Bedroom
- Modern Fitted Shower Room
- Further Cloakroom
- Unusually Large Plot
- Delightful Gardens
- Garage and Driveway





the details...

The property has been thoughtfully extended and comprehensively refurbished to create a beautifully presented and deceptively spacious one-bedroom park home, finished to an exceptional standard throughout.

An entrance hall provides a practical and inviting introduction to the home and leads through to the main accommodation. The kitchen/dining room is a particularly impressive feature, having been extended to create a wonderfully generous and sociable space. Fitted with a range of modern units and ample worktop space, the room comfortably accommodates a dining table and chairs. Patio doors open directly onto the gardens, allowing for an abundance of natural light and creating a seamless connection between the indoor and outdoor spaces.

The living room is equally appealing and enjoys a bright, triple-aspect outlook, enhancing the sense of space and light throughout. A feature fireplace provides an attractive focal point, while the overall proportions allow for comfortable and flexible furniture arrangements. From here, access is provided to the garden room. The garden room, created as part of an extension, offers a delightful additional reception area. Surrounded by windows and enjoying views over the gardens, it provides a peaceful and versatile space, perfect for relaxing, reading or simply enjoying the surroundings throughout the seasons.

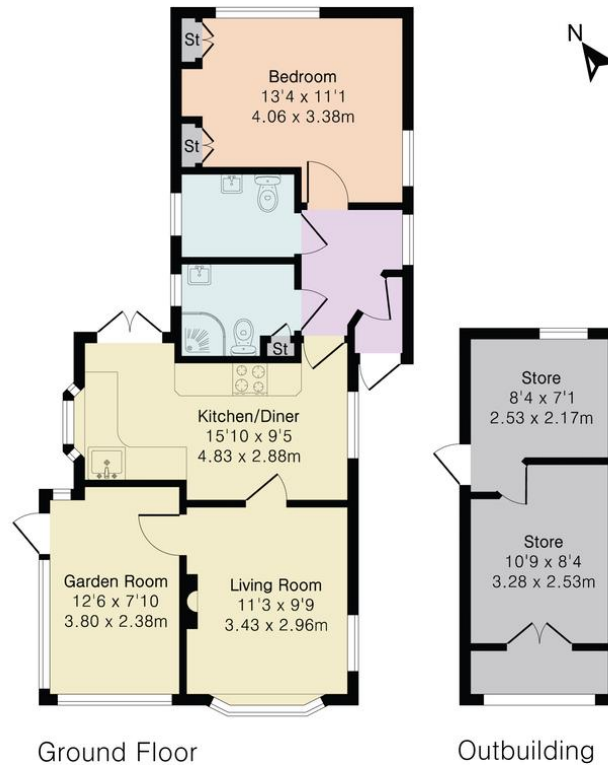
The bedroom is generously sized and benefits from an extensive range of fitted wardrobes, offering excellent storage without compromising on space. A modern shower room has been fitted with a contemporary suite, while a separate cloakroom provides added convenience, an uncommon and highly desirable feature for a property of this nature.

Occupying an unusually generous plot for a park home of this size, the property enjoys beautifully maintained gardens extending to the front, side and rear. The gardens have been thoughtfully arranged and well cared for, with areas of lawn, mature planting and established borders creating an attractive and tranquil setting. The rear garden in particular provides a delightful space to relax and unwind, with an extended patio area ideal for outdoor seating and entertaining. A garage benefits from power and lighting. The rear section has been partially converted to create a highly useful utility area. In addition, there is driveway parking for one vehicle. Overall, the plot is a rare and significant advantage, offering far more outdoor space than typically found with a property of this nature, and perfectly complementing the spacious and well-presented interior.



**Approximate Gross Internal Area 628 sq ft - 58 sq m
(Excluding Outbuilding)**

Outbuilding Area 177 sq ft – 16 sq m



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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. There is a main line railway station at nearby Newton Abbot (approximately 5 miles) and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.



Shopping

Late night pint of milk: Co-op 1 mile,
Lidl 1.3 miles
Town centre: 2 miles
Supermarket: 1.3 miles

Relaxing

Beach: Teignmouth 11.3 miles
Park: 2 miles
Golf: Stover 2.9 miles

Travel

Train station: Newton Abbot 6.3 miles
Main travel link: A38 2.3 miles
Airport: Exeter 19.7 miles

Please check google maps for exact distance and travel times.

Property postcode: [TQ13 9JN](#) How to get there...

From the A38 take the Drumbridges exit and follow the signs to Liverton. Take the first turning on the right, sign posted Ilsington and continue past The Star Inn. Take the next right hand turn towards Bovey Tracey and then the first turning on the right into New Park. Proceed on this road - Millwood - where the Park Home can be found towards the end, after the junction on the left.





Need a more complete picture? Get in touch with your local branch...

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