



A well-presented one-bedroom park home with spacious kitchen/diner, living room, bright conservatory, shower room and separate WC. Set within established gardens with driveway, garage and greenhouse, the home offers excellent storage and is offered with **no onward chain**.

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...

- One Double Bedroom
- Spacious Kitchen/Dining Room
- Comfortable Living Room
- Bright Conservatory
- Shower Room & Separate WC
- Established Private Gardens
- Garage & Driveway
- Over 50s
- Bovey Tracey
- NO ONWARD CHAIN





the details...

From the front door, you enter a bright hallway with neutral décor and a large side window allowing plenty of natural light. From here, the accommodation flows conveniently into the kitchen and main living areas. The kitchen/dining room is a practical, well-proportioned space fitted with cream gloss wall and base units, contrasting dark worktops and tiled splashbacks. There is ample preparation and storage space, along with a freestanding cooker and extractor hood, sink, dishwasher and room for further appliances. Windows and a glazed external door enhance the light and outlook, while an area is available for a small dining table. The living room is a comfortable reception space featuring a large bay-style arrangement of windows overlooking the garden. A feature fireplace forms an attractive focal point, with plenty of room for seating and freestanding furniture. Direct access to the conservatory creates an easy connection between the two reception areas. The conservatory offers a versatile additional sitting space, with extensive glazing on two sides enjoying views across the surrounding greenery. There is room for a sofa and occasional furniture, making this an ideal spot for relaxing while maintaining convenient access to the kitchen and living room. The bedroom is a generously sized double with a window providing a pleasant outlook. An extensive range of fitted wardrobes and cupboards offers excellent storage, while leaving sufficient floor space for additional furniture. The shower room comprises a corner shower enclosure, wash hand basin with vanity storage and WC. A frosted window offers privacy and natural light, with wall-mounted shelving and a mirror completing the room. A separate WC provides an additional toilet and compact wash hand basin with storage beneath, together with a window, heated towel rail and useful built-in cupboards.

Externally, the park home has an attractive rendered finish with a contrasting brick-effect base and white-framed windows. A gravelled driveway offers off-road parking and leads to a garage, with gated access continuing alongside the property. The gardens provide a pleasant outdoor setting, enclosed by mature trees, hedging and established shrubs. Lawned sections are complemented by paved pathways, planted borders and seating/patio areas, offering a choice of places to enjoy the outside space. A greenhouse provides additional appeal for keen gardeners, while pathways give access around the home and to the conservatory.

Make: Omar Ranchouse - 42' x 10'

Manufactured: 1985

Pitch Fee: £208.22pm including water

Residents: 50 years and over

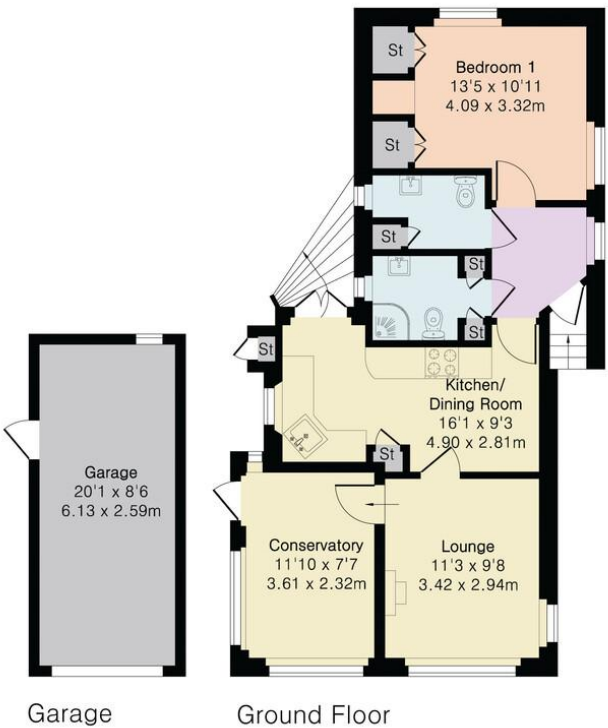
One Pet by Agreement, One Car per Home



the floorplan...

Approximate Gross Internal Area 610 sq ft - 57 sq m
(Excluding Garage)

Garage Area 171 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 doors, 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.



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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

Parke: 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 distances and travel times. **Property postcode: TQ13 9JN**

how to get there...

From the A38 take the Drumbridges exit and follow the sign to Liverton, take the first right and continue along the road past the Star Inn, you will then arrive at a cross roads, turn right and stay on that road for about a mile. Take the second entrance by the bus stop into New Park and follow the road around to the right, bear left at the junction. The property can be found on the left hand side.





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