



A well-presented two-bedroom park home set on a generous plot within a quiet residential park. The property offers spacious living, featuring a bright living room, fitted kitchen, main bedroom with en-suite, separate bathroom, garden and garage. NO ONWARD CHAIN

6 Lakeside Close | New Park | Bovey Tracey | TQ13 9FE

**complete.**  
thoroughly good property agents



PROPERTY TYPE  
Park Home



SIZE  
788 sq ft



LOCATION  
Bovey Tracey



AGE  
1997



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
N/A



COUNCIL TAX BAND  
A



### in a nutshell...

- Two-bedroom residential park home
- Spacious living room with bay windows
- Fitted kitchen with ample storage
- Main bedroom with en-suite shower room
- Separate bathroom
- Well-maintained garden
- Garage
- Driveway parking
- Single storey living throughout
- NO ONWARD CHAIN



## the details...

This well-proportioned two-bedroom park home is pleasantly positioned on a generous plot within a well-maintained residential park, offering comfortable single-storey living with the added benefit of a garage and surrounding garden space. The accommodation begins with a central hallway providing access to all principal rooms. The spacious living room is a particular highlight, featuring bay windows that allow plenty of natural light and provides ample space for both lounge and dining furniture.

The kitchen is well laid out with a range of fitted wall and base units, generous worktop space and room for freestanding appliances. A window to the side aspect ensures a bright and practical working environment, with an additional side door providing direct access to the garden.

There are two double bedrooms. The main bedroom is complemented by an en-suite shower room, while a separate bathroom serves the remainder of the home and is fitted with a white suite including shower enclosure, wash hand basin and WC.

Externally, the property enjoys well maintained garden areas, mainly laid to lawn with paved seating areas ideal for outdoor relaxation. The garage provides useful storage with driveway space parking.

Tenure: Freehold with a monthly pitch fee of £199.88 including water - £17.60

One pet Allowed.

One Vehicle Allowed.

Over 50's.



Approximate Gross Internal Area 788 sq ft - 73 sq m  
(Excluding Garage)

Garage Area 181 sq ft - 17 sq m

N



Garage

Ground Floor

 PINK PLAN

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 inaccuracy. 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. 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 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 distances and travel times.

**Property postcode: TQ13 9FE**

## 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 third entrance, Blue Waters into New Park and take the first left into Lakeside where you will find the property on the right.

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

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