

**SAMPLE  
MILLS**



**Birch Lea Close  
New Park  
Bovey Tracey  
Devon**

**£165,000**  
FREEHOLD







**Birch Lea Close, New Park,  
Bovey Tracey, Devon**

**£165,000 freehold**

This twin Park Home situated on this popular site comprises a lounge/dining room, fitted kitchen, 2 bedrooms and a shower room. Other features include gas central heating, double glazing, a garage plus driveway parking and gardens.

Forming part of this popular residential site for the over 50s, New Park has a lake with seating area for the residents to use, easy access to all local amenities including bus route to Exeter and Newton Abbot, shops, doctors, dentist, vets, churches, restaurants and public houses. Dartmoor is also just a short drive away. For convenience, there is a new Lidl supermarket not far away together with an Asda and M and S Food Hall at the local fuel stations.

Being offered with **NO CHAIN** viewing is highly recommended.



uPVC double glazed door opening through to:

**Kitchen – 2.90m x 2.26m (9'6" x 7'5")**

Inset stainless steel single drainer sink unit. Fitted matching wall and base units. Worktop surface areas. Gas cooker point. Plumbing for washing machine. Single panelled radiator. uPVC double glazed window. Air vent. Door through to:

**Inner Hall**

Built-in cupboard housing the gas boiler for hot water and central heating system and a central heating thermostat.

**Lounge/Dining Room – 5.97m x 3.48m (19'7" x 11'5")**

Two radiators. TV point. Telephone point. uPVC double glazed window to two aspects overlooking the front and side. uPVC double glazed door providing access back to the front.

**Bedroom 1 – 2.59m x 2.31m (8'6" x 7'7")**

Single panelled radiator. Two built-in wardrobes with dividing drawer space and cupboard space above. uPVC double glazed window to rear aspect.

**Bedroom 2 – 2.90m x 1.70m (9'6" x 5'7")**

Wardrobe with bridging units over. Single panelled radiator. Additional wardrobe. uPVC double glazed window to rear.

**Shower Room and w/c – 2.04m x 1.98m (6'8" x 6'6")**

Shower cubicle with fitted shower. Inset wash-hand basin with cupboard space below. Low level w/c. Extractor fan. Obscure uPVC double glazed window. Radiator.

**Outside**

To the front of the property, there is a garden which is predominately laid to lawn with flowering bushes and plants. There is a side path providing access to the rear, which has a paved area onto an enclosed garden surrounded by hedgerows where there is again flowering bushes, shrubs and plants and a courtesy door to the garage. There is an aluminum greenhouse and outside lighting. There is under house storage. There is a garage with a metal up and over door plus off road parking.

**Agent's Note**

Council Tax Band: 'B' £1850.85 for 2024/25

EPC Rating: 'D'

Flood risk: Very Low

Age Restriction: Minimum age 50 years old

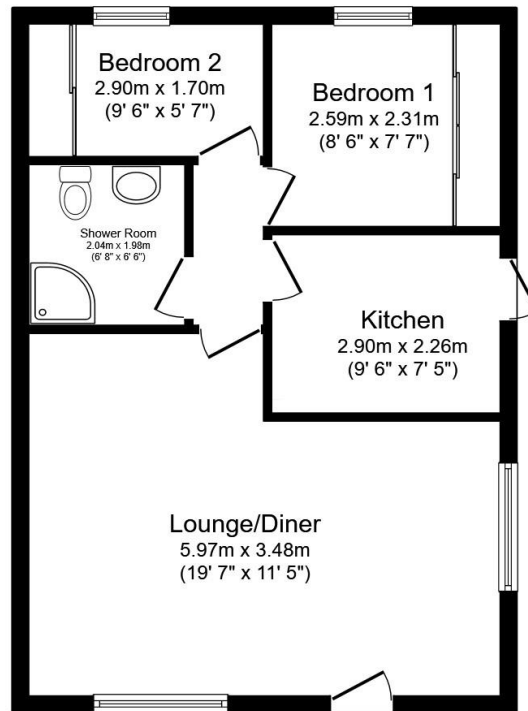
Pets: 1 dog and 1 cat

Ground Rent: £209.33 per month which includes water.

Sewerage paid separately to South West Water approx. £237 per annum.







## Floor Plan

Floor area 50.8 sq.m. (546 sq.ft.)

TOTAL: 50.8 sq.m. (546 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
[sales@samplemills.co.uk](mailto:sales@samplemills.co.uk)

[www.samplemills.co.uk](http://www.samplemills.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

S712 Ravensworth 0191 917 9331