



A Stately Tredega Park Home 40' x 20' with ensuite, located on this popular residential site on the outskirts of Bovey Tracey. Ready for immediate occupation with no onward chain.

[3 Blueridge Road](#) | [Bovey Tracey](#) | [TQ13 9FB](#)



thoroughly good property agents



PROPERTY TYPE  
Mobile Home



SIZE  
771 sq ft



LOCATION  
New Park, Bovey Tracey



AGE  
To be Advised



BEDROOMS  
2



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Garage



OUTSIDE SPACE  
Garden



EPC RATING  
Not Applicable



COUNCIL TAX BAND  
A



### in a nutshell...

- Dining Room
- Kitchen
- Utility Room
- Double Bedroom with Ensuite Shower Room
- Second double Bedroom
- Bathroom
- Garage and Parking
- Pitch Fee is £201.69 Inc. Water pm.
- NO ONWARD CHAIN



## the details...

Access to the property in through a glazed door into the entrance hall, fitted with a storage cupboard. The spacious sitting room is filled with natural light from dual aspect windows and benefits from a mock fireplace that has a flame-effect electric stove that makes a nice feature and focal point for the room. Double doors lead into the dining room with a bay window to the side elevation and an opening into the kitchen, which is fitted with a range of built in wall and base units, incorporating a one and half bowl sink with mix tap over. Built in oven with gas hob and extractor over, space for under counter appliance. Ceiling to floor storage cupboard. Doorway through to utility room again with base and wall mounted units, one housing the gas boiler which serves the central heating and hot water, inset sink, spaces for two appliances, door to inner hall and door to rear driveway.

There are two double bedrooms, the principal having built in furniture and a door giving access to the ensuite shower room with walk in shower, hand basin and w.c. The second bedroom is also fitted with wardrobes. Completing the accommodation is the bathroom fitted with a panelled bath, pedestal hand basin and w.c.

Outside is a driveway in front of the single garage with power, light and a pedestrian door to the rear. The gardens surround the property and are planted with an array of mature plants and shrubs, offering a good deal of privacy to the side.

**Tenure:** Freehold with a monthly pitch fee of £201.69 including Water

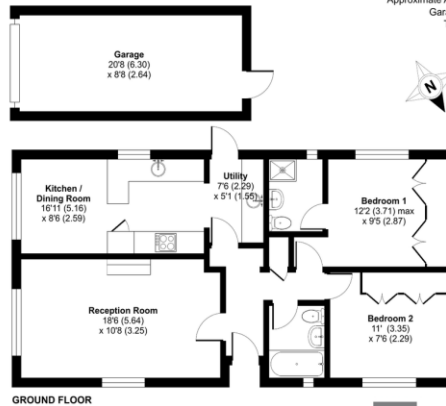
Residential to be 50 or over

One Pet and One Car per Home

Council Tax Band: A

### Blueridge Road, New Park, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 771 sq ft / 71.6 sq m  
Garage = 179 sq ft / 16.5 sq m  
Total = 950 sq ft / 88.2 sq m  
For identification only - Not to scale



**Certified Residential** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © HML.com 2024. Produced for Ashford Complete (Complete Property) REF: 1116031





## the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, banks, 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: 1.1 miles  
Supermarket: Tesco express 1.3 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 9FB

## 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 road, turn right and stay on that road for about a mile. Take the third entrance (Blue Waters/Lakeside Close) into New Park and take the second left into Blueridge Road where you will find the property on the left.

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

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