



An opportunity to purchase a modern park home with two double bedrooms, ensuite and main shower rooms, a garage and garden, set in New Park on the outskirts of Bovey Tracey. READY FOR IMMEDIATE OCCUPATION – NO ONWARD CHAIN

15 Newlands Drive | Bovey Tracey | TQ13 9FT

**complete.**

thoroughly good property agents



PROPERTY TYPE  
Park Home



SIZE  
1,029 sq ft



LOCATION



AGE  
Modern



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
2



WARMTH  
...



PARKING  
Garage, Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
TBC



COUNCIL TAX BAND  
B



### in a nutshell...

- Dining Room
- Beautifully fitted Kitchen
- Utility Room
- Principal Bedroom with Ensuite
- Second double Bedroom
- Shower Room
- Garage and Parking
- Gardens including Pod
- NO ONWARD CHAIN





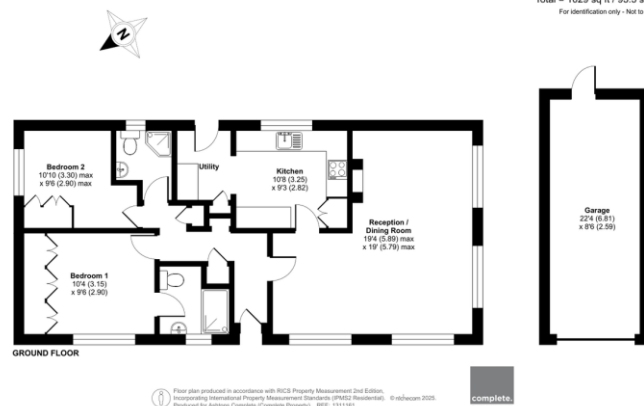
## the details...

This beautifully presented home, with light and neutral decor throughout and feels warm and welcoming with gas central heating and double glazing. A door leads into the dining area and flows into a dual aspect spacious living room, filled with light from three wide windows. The sizeable kitchen has plenty of light wood-fronted fitted base, drawer and wall units providing ample cupboard space. There is a built-in double-oven, a separate gas hob with extractor above, a stainless-steel one and a half-bowl sink with a mixer tap and space for a dishwasher. An archway leads into a utility room with a door to the side, floor spaces for an upright fridge/freezer and washing machine and a wall-mounted combi-boiler provides a central heating and hot water. The principal bedroom is an excellent-sized double with a bow-window to the side, fitted with bedroom furniture providing an abundance of clothes storage, and an en suite bathroom which is fully tiled, containing a modern walk in shower, WC, a vanity basin and a heated towel rail. The second bedroom is an airy double with a window to the rear, also having a fitted wardrobe and chest of drawers for convenience. A further shower room fitted with a corner shower, a vanity basin, WC and heated towel rail completes the accommodation

Outside is a single garage with lights and power, an up and over door to the front and a courtesy door to the rear. A tarmac driveway provides additional parking for one car. A paved path leads along the side of the property to the rear, where a paved patio makes a great outside space for a picnic tea, or barbecue. A beautiful home to relax and enjoy.

**Newlands Drive, New Park, Bovey Tracey, Newton Abbot, TQ13**

Approximate Area = 834 sq ft / 77.4 sq m  
Garage = 195 sq ft / 18.1 sq m  
Total = 1029 sq ft / 95.5 sq m  
For identification only - Not to scale



Pitch Fee: £268.06 per month

Manufactured: 2004 (First occupied 2007)

42' x 20'

Water: £16.40 per month

Age: 50 years and over

One Car per Home

One pet by Agreement



## 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 0.5 mile

Town centre: 1.3 miles

Supermarket: Tesco express 1.6 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 9FT

## 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 into New Park and continue to the end of the road, the road swings around to the left and the property is on the right.

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

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