



A lovely Park Home with two double bedrooms, a garage, parking and a beautiful enclosed rear garden with views over Blue Waters Pond at New Park, set on the edge of the popular town of Bovey Tracey.

7 Lakeside | New Park | TQ13 9FE

complete.

thoroughly good property agents



PROPERTY TYPE
Mobile Home



SIZE
807 sq ft



LOCATION
Bovey Tracey



AGE
1993



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
Not Applicable



COUNCIL TAX BAND
B



in a nutshell...

- Two Double Bedrooms
- Spacious Fitted Kitchen
- L-Shaped Lounge
- En-Suite & Modern Fitted Shower Room
- Larger than average Gardens
- Beautiful views of the lake
- Pergola & greenhouse
- Garage and Driveway
- Pitch Fee- £192.93
- READY FOR IMMEDIATE OCCUPATION





the details...

A tarmac drive provides parking for one car and a paved path leads around to both sides of the property where there are steps and a wrought-iron balustrade to the entrance. Inside it is well-presented with light and neutral décor throughout. It feels warm and welcoming with gas central heating and double glazing.

Access to the property is through a half-glazed door into the entrance hall which has a useful storage cupboard. Doors lead to all major rooms and the lounge/dining room is spacious with windows to both rear and side elevation giving an abundance of natural light. There is a fireplace which previously housed a gas fire and could easily be restored, creating a real focal point to the room. The kitchen is a generous size and well fitted with a range of wall and base units with worktops over incorporating a sink with mixer tap beneath the window. A wonderful breakfast bar has been installed, with plenty of space for three to four stools beneath. There is an inset electric oven with electric hob, extractor above and space for both free standing fridge freezer and washing machine. There is a useful cupboard which houses the gas boiler, which serves the central heating and hot water.

The principal bedroom has a window to the front elevation with built in floor to ceiling wardrobes and overhead units and a door to the en-suite, which compromises a w.c and wall mounted hand basin. The second double bedroom is also fitted with built in floor to ceiling wardrobes and a window to the front. Completing the accommodation is the modern shower room with walk-in shower, w.c and wall mounted hand basin.

Outside is the garage which has power, light and driveway parking in front. The garden is private and fully enclosed with gates on both sides making it safe for pets. The rear garden overlooks Blue Water Pond and has been beautifully maintained with manicured lawns and mature shrubs. A wonderful pergola sits at the bottom of the garden, an area to enjoy the tranquil surroundings and take in the spectacular view across Blue Waters Pond.

Tenure: Freehold with a monthly pitch fee of £192.93 including water.

One pet allowed.

One vehicle allowed.

Over 50's.



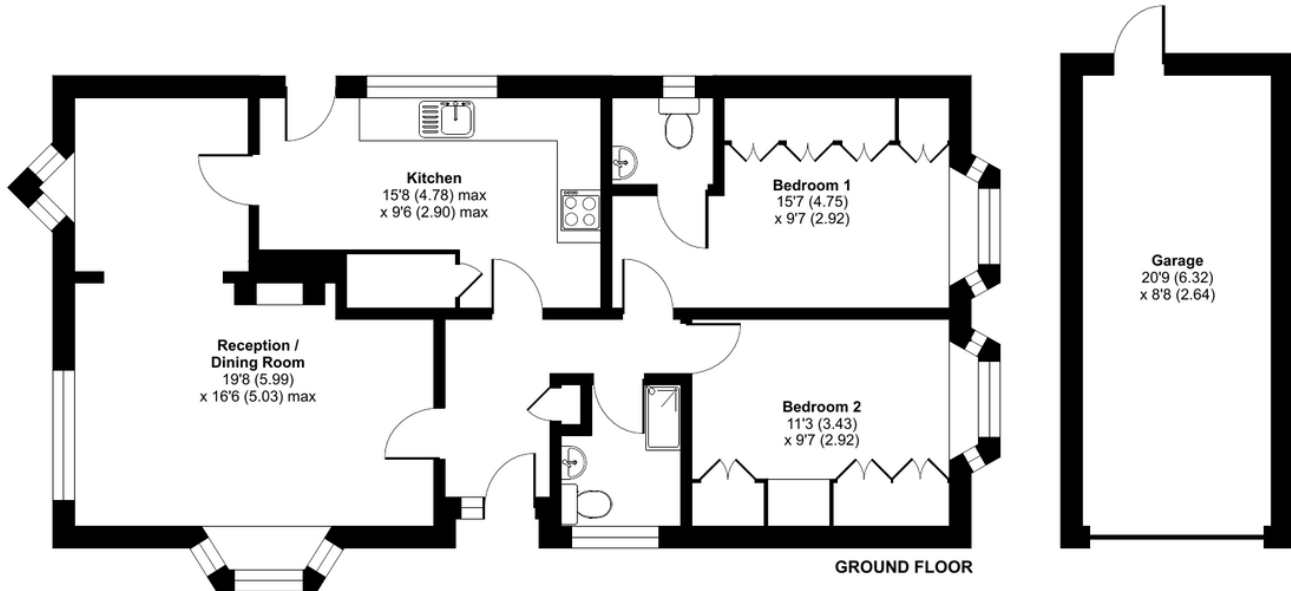
Lakeside Close, New Park, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 807 sq ft / 74.9 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 986 sq ft / 91.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1264827



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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, banks, 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. There is a main line railway station at nearby Newton Abbot (approximately 5 miles) and in Exeter (approximately 11 miles).

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

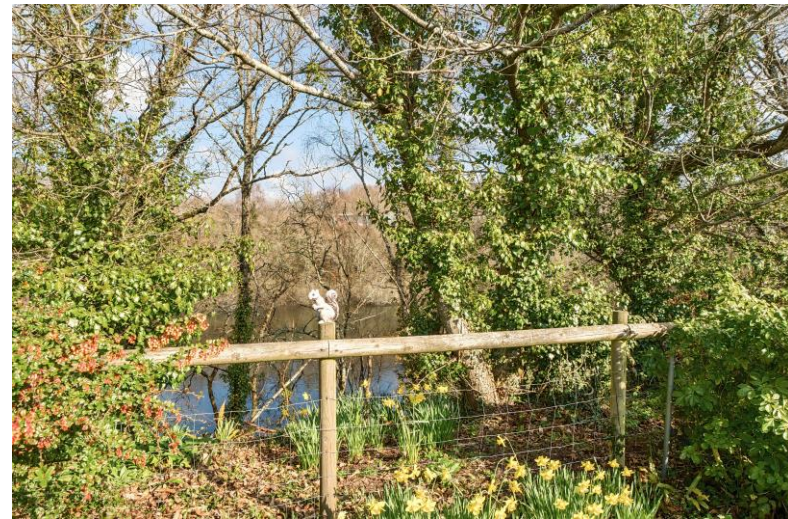
Travel

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 left.





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

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