



4, Moorland Park, Old Newton Road, Bovey Tracey - TQ13 9DU

£195,000

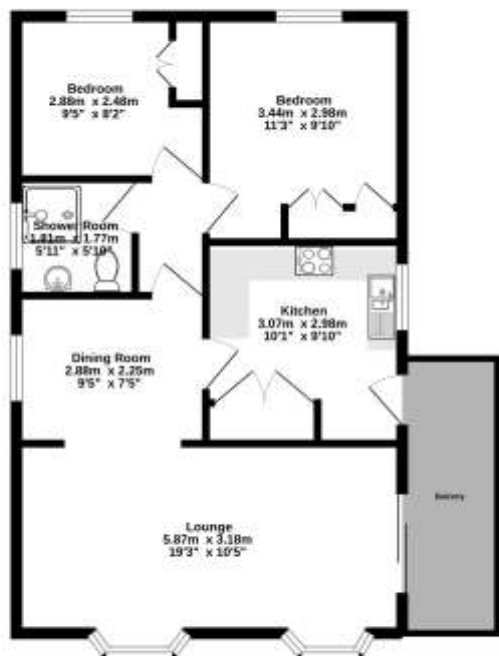


- Detached, Residential Park Home
- 'L' Shaped Lounge and Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- Shower Room
- Gas Central Heating and Upvc Double Glazed
- Driveway and Shed/Storage
- Available Chain Free
- EPC Exempt.



Call 01626 818094  
to find out more

Ground Floor  
55.8 sq.m. (600 sq.ft.) approx.



TOTAL FLOOR AREA: 55.8 sq.m. (600 sq.ft.) approx.

While every effort is made to ensure the accuracy of the floorplan, measurements of floor, wall, ceiling and any other items are approximate and are not intended to be used for legal purposes. The floorplan is provided for information only and does not constitute an offer of any property.



## Description:

A detached, residential, park home on a gated site in Bovey Tracey. The front door leads into the modern fitted kitchen with integrated fridge/freezer, washing machine, electric oven and gas hob with extractor fan over. The wall mounted gas fired boiler is housed in one of the cupboards. There is a door to the dining room and this opens out to the lounge, through an archway. The bright, lounge has two large windows and sliding patio doors leading out to the raised seating area, an ideal space to sit and catch the sun. The two double bedrooms both have plenty of storage with hanging space and shelving, the shower room is a white suite and comprises shower cubicle, WC and basin. There is a driveway for parking and a substantial shed for storage. We have been informed by the site owner that should you prefer a garage in place of the shed, approval will be considered. One side and to the rear of the home has astro turfed lawn areas and the other side is paved, with steps leading up to a further paved seating area and front door. Gas central heating and Upvc double glazed throughout.

## Useful Info:

Service/ground rent charge is approx. £170 per month. Age restriction applies 50+. Maximum of two pets allowed. (2 dogs or 2 cats or 1 cat and 1 dog) Max 2 cars allowed.

Council Tax Band A.

Make and model - Stately Albion Tredegar Contemporary 32'x20'

Date of Manufacture: 28/06/2013

Please note that on a sale of a park home, the seller has to pay the site owner 10% of the sale price.

## Location:

Moorland Park has an electric, gated entrance which has a bus stop directly outside and is ideally located close to Bovey Tracey town centre. Known as the "Gateway to the Moors", this bustling town offers a comprehensive range of shops and amenities including a health centre and library. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within half an hour's driving distance.

## Measurements:

Lounge: 5.87m x 3.18m (19'3" x 10'5")

Kitchen: 3.07m x 2.98m (10'1" x 9'10")

Dining Room: 2.88m x 2.25m (9'5" x 7'5")

Bedroom: 3.44m x 2.98m (11'3" x 9'10")

Bedroom: 2.88m x 2.48m (9'5" x 8'2")

Shower Room: 1.81m x 1.77m (5'11" x 5'10")