



Fairview Park, Bovey Tracey

2x  2x 

ENERGY
RATING
N/R

- Virtual Tour Available
- Superb Park Home
- 2 Bedrooms
- L-Shaped Lounge/Diner
- Good-Sized Kitchen
- Bathroom & En-suite Shower Room
- Driveway & Garden
- Popular Bovey Tracey Location

Guide Price:
£185,000
PARK HOME

4, Fairview Park, Pottery Road, Bovey Tracey, TQ13 9DS

A spacious and beautifully-presented residential park home situated in a small and highly-regarded development on the edge of Bovey Tracey. Gas central heating and double glazing are installed and outside there is a driveway, garage and easy to maintain gardens.

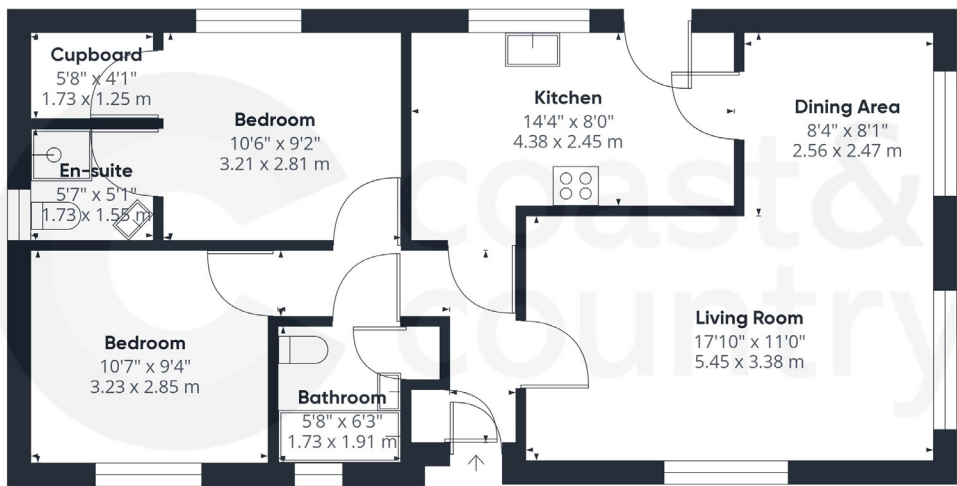
Fairview Park is situated on the edge of the town of Bovey Tracey which sits on the fringe of Dartmoor National Park. The town offers a quaint array of shopping and leisure facilities and a timetabled bus service operates outside the Fairview Park entrance to the city of Exeter and market town of Newton Abbot. Fairview Park is also approximately one mile from the A38 to Plymouth and Exeter.

Accommodation: A uPVC part obscure-glazed entrance door to hallway with storage cupboard and door to a spacious lounge/dining room which is L-shaped. The lounge is dual-aspect with windows to front and side and a feature fireplace with inset electric coal effect fire. The dining area has a bay window to front and door to kitchen which comprises a modern range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, integrated gas hob, electric oven, fridge/freezer, dishwasher and plumbing for washing machine, cupboard housing wall mounted gas boiler, window to side and door leading to outside. Bedroom one has a window to side, walk-in wardrobe and en-suite shower room comprising shower cubicle, low-level WC, pedestal wash basin and obscure-glazed window. Bedroom two has a range of fitted wardrobes, dressing table and matching bedside tables and window to side. The bathroom comprises a panelled bath, low level WC, pedestal wash basin, airing cupboard and obscure-glazed window.

Outside: Outside to the front a path leads to the front door and small area of lawn. The rear comprises a paved patio, level lawn and flower and shrub borders.

Parking: Brick paved driveway to the side. There is also a detached single garage which is currently included in the site rent/fees.

Directions: From Newton Abbot pick up the A382 Bovey Tracey Road. At the Drum Bridges Roundabout take the third exit for Heathfield / Bovey Tracey (A382). Continue straight ahead at the traffic lights along the Bovey Straights. At the roundabout take the first left onto Pottery Road, follow the road along past The House of Marbles and the site can be found on the right hand side.



Approximate total area

740.38 ft²

68.78 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band B
Tenure: Park Home
Pitch Fee: Currently approximately £145.88 pcm (Jan 2025)
Review Period: Annually
Age Restriction: Over 50s
Pets: 1 well-behaved pet allowed per park home.
Mains gas. Mains drainage. Mains electricity. Mains water.

Energy Performance Certificate:

This property is EPC exempt.

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.