



- Detached bungalow
- Large lounge
- Two double bedrooms
- Modern fitted shower room
- Separate cloakroom
- Gardens front and rear
- Cul-de-sac location
- Sought after area of Liverton close to Dartmoor National Park
- Chain free
-

Our View "Two double bedroom detached bungalow situated in a quiet cul-de-sac, located in the sought after area of Liverton close to Dartmoor National Park"

Spacious detached bungalow in a quiet sought after location. Must be viewed, chain free.

The property is accessed at the side via a part obscured wooden door leading into the entrance hallway with smoke alarm, wall mounted radiator and wall lights. A further door leads through to a large lounge with chimney breast to one wall (housing a back boiler), stone surround and slate hearth with mantle over. Recessed both sides of the chimney breast inset with wall lights, UPVC double glazed half bay window to the front aspect with views over the front garden. There is a generous sized kitchen/dining room which is double aspect with window to side elevation and window to rear making it light and airy. A single obscure glazed door gives access to the rear garden. The kitchen/diner is fitted with a range of base and eye level cupboards with wood edged worktop inset with stainless steel bowl and a half sink unit with mixer tap over. Integrated appliances include electric hob, separate built-in double oven, plumbing and space for a washing machine and dishwasher plus built-in storage cupboard with shelving inset. There is separate cloakroom with white suite comprising of a low-level white WC and wall mounted wash hand basin. Next to this you will find a modern shower room with white suite comprising of double shower cubicle with sliding doors and integrated multi faucet shower, wash hand basin and WC set in vanity style unit with storage below and heated ladder style towel rail. The larger of the two double bedrooms is to the front of the property being of a generous size with window overlooking the front elevation. The second bedroom is also of a good size and has a window overlooking the rear elevation.

Outside, to the front of the property there is a low wall with double gates giving access to driveway parking in front of the garage. The garage forms part of the property and with the appropriate planning permission could be converted to additional accommodation. The rest of the garden at the front of the property is mainly laid to lawn with raised beds planted with a variety of mature shrubs and plants. A pathway leads around the side of the property around giving access to the rear garden where there is an open veranda overlooking the rear garden. The rear garden is mostly laid to lawn with fencing surround and shed, with patio area and raised beds containing a selection of shrubs and plants.

COUNCIL TAX: Band D

EPC Rating: D

SERVICES: Mains gas, electric, water, and sewage.

The country town of Bovey Tracey is on the edge of the Dartmoor National Park and offers a good range of amenities, with several shops, a library and primary school, as well as doctors, dentists, and veterinary surgeries. A variety of recreational activities are available in the area, including walking, riding, fishing, and golf.

Around one mile from the village of Liverton, there is access to the A38 Devon Expressway, connecting to Plymouth, Exeter and the M5 motorway.

Council Tax Band D for the period 01/04/2023 to 31/03/2024 financial year is £2,228.67



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 Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, windows, fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

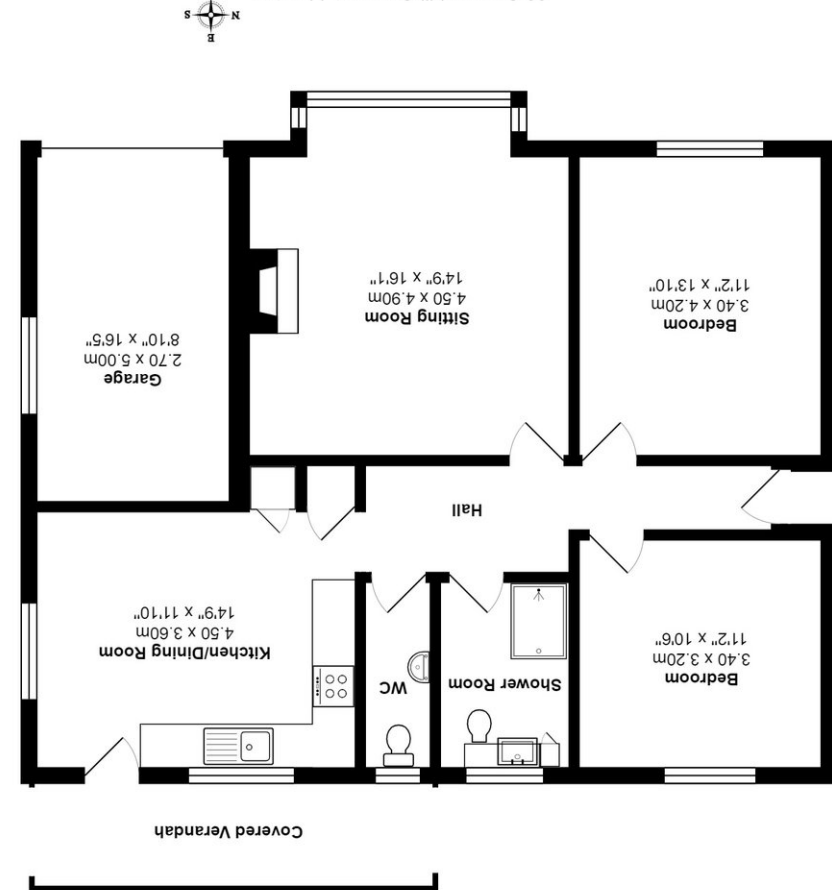
Energy Efficiency Rating	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

59
77



Total Area: 81.4 m² ... 876 ft² (excluding garage, covered verandah)
 39 Summerhill Crescent, Liverton



Summerhill Crescent, Liverton, Newton Abbot, Devon
 Ref: WCA-85982348
 Tenure: Freehold
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 £335,000
 woodshomes.co.uk