



In need of refurbishment this three bedroom bungalow is set in a larger than average garden and is ideal for those looking for a project to create their own individual home, situated at the end of this quiet cul-de-sac in this thriving an active village on the edge of Dartmoor. NO ONWARD CHAIN

63 Summerhill Road | Liverton | TQ12 6HF



thoroughly good property agents



PROPERTY TYPE

Detached Bungalow



SIZE

1,084 sq ft



Liverton



AGE

1940s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Large Garden



EPC RATING D



COUNCIL TAX BAND

D



in a nutshell...

- Kitchen/Breakfast Room
- Living Room
- 3 Double Bedrooms
- Shower Room
- Garage
- Ample Parking
- Larger than average Private Gardens
- Easy walk to village facilities & Bus
- NO ONWARD CHAIN





the details...

A rare opportunity to purchase a detached bungalow, in need of modernisation, with three bedrooms, on a sizable corner plot with a garage and parking. situated in a quiet, yet convenient cul-de-sac location, in the popular village of Liverton with easy access to the A38 to Plymouth, Exeter and the M5.

Although Inside, the property is in need of modernisation it does benefit from gas central heating and double-glazing.

The accommodation comprises of a spacious entrance hallway with loft access. The good-sized living room features a bay window overlooking the front garden and a wall mounted gas fire. The kitchen to the rear, houses the gas boiler for the central heating and hot water and there is a door to the side passage which gives covered access to the garage and front and rear gardens. There are three double bedrooms and a family shower room with an airing cupboard containing an insulated hot water cylinder.

The single garage has a pedestrian door leading from the covered passageway and is fitted with power, lights and an up and over door. The surrounding gardens are mainly laid to lawn and includes a timber summer house. There is dual access through gates on either side of the garden at the front, each with gravel parking areas.

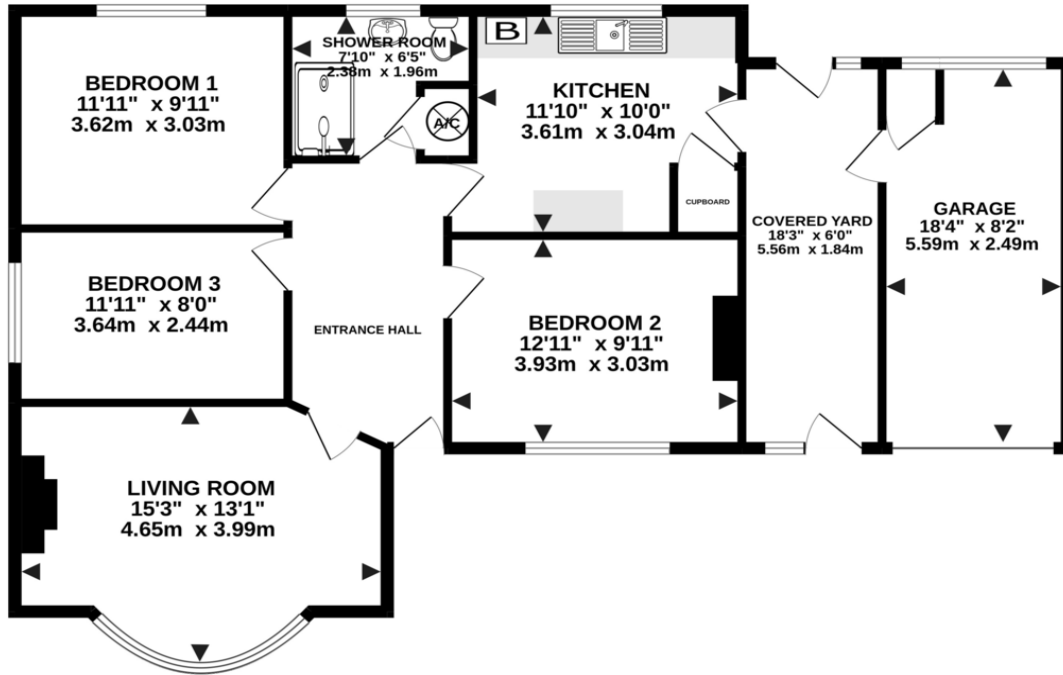
The property has been underpinned and there is excellent potential to extend, up or out if required, subject to the necessary surveys and planning approval, and details of the lapsed planning approval for an additional dwelling are available on request or via the council's planning portal.

Tenure: Freehold

Council Tax Band: C



GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the location...

Liverton is a village on the edge of Dartmoor National Park and benefits from a Post Office/General Store, Pub, School, Garage, Community Centre and a regular bus service. The A38 is nearby and provides dual carriageway access to both Plymouth and Exeter and the motorway network beyond. Bovey Tracey is some 3 miles away and provides shopping facilities for day to day needs, whilst the market town of Newton Abbot, approximately 5 miles away providing a more comprehensive range of shops, superstores, schools, hospital and sporting facilities together with a railway station offering connections to London Paddington and Waterloo.

Shopping

Village Store: 0.2 miles

Marks & Spencers Garage: 1.5 miles

Bovey Tracey: 3 miles

Newton Abbot: 4 miles

Supermarket: Asda 4.1 miles

Relaxing

Beach: Teignmouth 9 miles

Tennis courts, park, swimming pool: Bovey Tracey 3 miles

Dog walking, cycle routes Immediate

Golf: Bovey Tracey 3.5 miles, Stover 1.5miles

Travel

Bus stop: Benedicts Road 0.2 mile

Train station: Newton Abbot 4.6 miles

Airport: Exeter 19.1 miles

Schools

Blackpool C of E Primary School: 0.5 mile

Stover School: 2.1 miles

South Dartmoor College: 5.1 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ12 6HF**

how to get there...

From the A38 take the Drumbridges exit and follow the signs to Liverton. Continue on this road passing the Post Office and General Store on the left and take the next turning on the right into Summerhill Road, then next RIGHT and the property can be found at the end of the cul-de-sac identified by the Complete For Sale Board.



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

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Email bovey@completeproperty.co.uk
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