



A beautifully maintained and presented Park Home with two bedrooms, a garden, and a garage, in the popular village of Liverton, offering good local facilities with easy access to Dartmoor and the A38 to Plymouth, Exeter and the motorway.

35 Summerlands Court | Newton Abbot | TQ12 6HB





PROPERTY TYPE
Park Home



SIZE
690 sq ft



LOCATION
New Park, Bovey Tracey



AGE



BEDROOMS
2



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
LPG Gas Central Heating



PARKING
Garage



OUTSIDE SPACE
Garden



EPC
Not Applicable



TAX
COUNCIL TAX BAND
A



in a nutshell...

- Dining Room
- Kitchen
- 2 Bedrooms
- Dressing Room to Bedroom 1
- Shower Room
- Lovely Gardens
- Garage
- Level walk to facilities
- **READY FOR IMMEDIATE OCCUPATION**



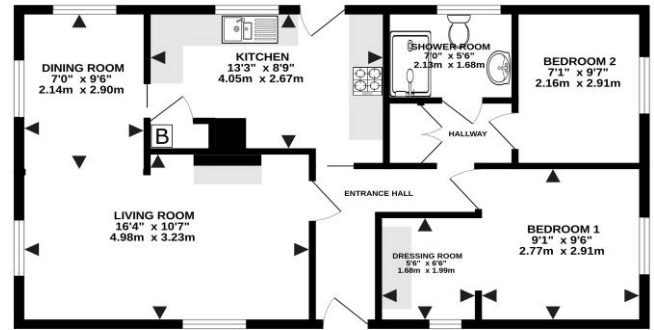
the details...

Inside, the property benefits from gas central heating and double glazing. The accommodation comprises of an entrance hallway with a built-in cupboard, The good-sized living room is filled with light from dual-aspect windows and fireplace makes a feature and focal point for the room. Walk through into the dining room which is perfect for entertaining family and friends and has a sliding door into the kitchen. The kitchen is of a generous size and has a range of oak-fronted wall and base units with worktops over. A built-in cupboard contains a condensing combi-boiler and shelving.

There are two light and airy bedrooms, a double with a dressing room area with fitted wardrobes, and a single with a window to the rear. Completing the accommodation is a shower room with a double shower, a vanity unit, a WC and a heated towel rail.

Outside, at the front, is a level lawn landscaped with a gravel path and log-edged beds of plants, shrubs, and spring flowers, a pond with feature lighting and a fountain, a terrace of timber decking that makes a lovely sunny outside space for a picnic tea perhaps, a storage shed and a paved patio to the rear. There is a single garage in a nearby block along with several visitors' spaces.

Tenure: Freehold with Pitch Fee of 230.46
Council Tax Band: A
Age: Over 50



TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) approx.
What every agent has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, rooms and any other details are approximate and to be used as a guide only. Attention is drawn to the fact that the above figures are for information only and should be used as such by any prospective purchaser. The architect, surveyor and valuer are not responsible for any guarantee as to the quality or quantity of materials used for work.



the location...

Liverton is a village on the edge of Dartmoor National Park. 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

Local Shop: 200 meters

Bovey Tracey: 3 miles

Newton Abbot: 4.6 miles

Supermarket: 1.5 miles

Relaxing

Beach: Teignmouth 10.5 miles

Dog walks, cycle routes: Immediate

Parks, Playground, Tennis Courts, Sports, Golf: Bovey Tracey 2.6 miles

Travel

Bus stop: End of the road, to Exeter and Plymouth every 2 hours

Train station: Newton Abbot 4.8 miles

Airport: Exeter 18.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 6HB

how to get there...

From the A38 take the Drumbridges exit and follow the signs for Liverton. Take the first turning on the right into Old Liverton Road, signposted Ilsington and third on the left into Summerlands Court. Bear left to end of the road, the right and right again, where the property can be found on the right.

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

Tel [01626 832 300](tel:01626832300)
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street, Bovey Tracey



Our note. For clarification we have prepared these sales particulars as a general guide and 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. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under

any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



selling

letting

land &
new homes

signature
homes

complete.