



A link detached family home, located in the popular village of Liverton, with three double bedrooms, master ensuite, a conservatory, a garage and an enclosed rear garden

4 Oaklea Park | Liverton | Newton Abbot | TQ12 6YU



thoroughly good property agents



PROPERTY TYPE

Link Detached  
Freehold



SIZE

1,361 sq ft



LOCATION

Village



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

70 (C)



COUNCIL TAX BAND

D



### in a nutshell...

- Sitting Room with open Fireplace
- Kitchen/Dining Room
- Conservatory
- Cloakroom
- Three double bedrooms
- Spacious Ensuite with bath & shower
- Family Bathroom
- Garage
- Off road parking
- Enclosed rear garden



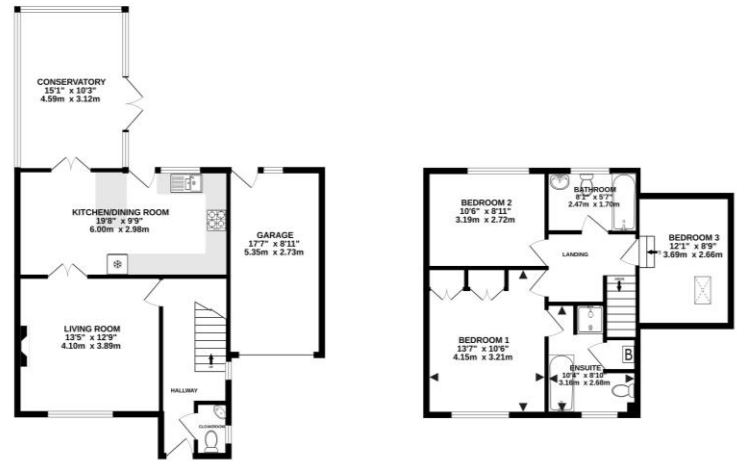
## the details...

A link detached family home, located in the popular village of Liverton, with three double bedrooms, master ensuite, a conservatory, a garage and an enclosed rear garden, with easy access to the A38 to Plymouth, Exeter and the M5.

The accommodation comprises of an entrance hall, with a convenient ground floor cloakroom, a good-sized living room that features an open fireplace, perfect for cosy nights in, a kitchen/dining room with a fitted kitchen that has plenty of worktop and cupboard space, an integrated double-oven, gas hob and fridge/freezer, a breakfast bar, and plenty of room for a dining table and seating, ideal for any occasion. French doors lead to the conservatory, a centrally heated, bright and airy space, perfect for relaxing, dining, and enjoying the views of the rear garden. The property also benefits from gas central heating that can be controlled remotely via Hive through a smartphone.

Upstairs, you will find three double bedrooms, the master bedroom boasts fitted wardrobes and a large en-suite bathroom containing a bath, a separate shower and an airing cupboard housing a condensing combi-boiler providing the central heating and hot water on demand. The family bathroom completes the first floor.

Outside, the property boasts a single garage with lights, power and an up and over door to the driveway where there is additional parking for one car, and the enclosed rear garden is paved, perfect for children to play or for alfresco dining in the summer months. This property is located in the desirable village of Liverton, with easy access to the A38, providing quick links to Plymouth, Exeter and the M5. This is a rare opportunity to acquire a wonderful family home in a sought-after location, and an early viewing is highly recommended.



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other spaces are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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## 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

Village shop: 0.4 mile  
Town centre: Bovey Tracey 2.9 miles  
Supermarket: Co-Op 2 miles  
Newton Abbot: 4.6 miles  
Exeter: 16 miles

## Relaxing

Beach: Teignmouth 9.8 miles  
Golf: Stover 1.4 miles  
Haytor Dartmoor: 5 miles

## Travel

Bus stop: Benedict's Road 0.2 mile  
Train station: Newton Abbot 4.8 miles  
Main travel link: A38 Drumbridges 1 mile  
Airport: Exeter 19 miles

## Schools

Blackpool Primary School: 0.9 mile  
Stover School: 2 miles  
South Dartmoor Community College: 5.6 miles (school bus)

Please check Google maps for exact distances and travel times.

**Property postcode: TQ12 6YU**

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