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## 11 Shapley Way, Liverton - TQ12 6PN

£415,000 Freehold

A Spacious, Three Bedroom, Detached Bungalow with a Double Garage with Driveway, Wrap Around Garden and Available with No Onward Chain.



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## LOCATION

This Detached Bungalow is situated in Liverton, and located in a quiet residential area.

Liverton is on the edge of the Dartmoor National Park, it has a popular village pub and superbly stocked general stores and post office. The neighbouring village of Illsington offers a church, a general store, bowling and tennis clubs and a spa hotel among other amenities. The town of Bovey Tracey is approximately 2 miles away and offers a range of local shops, cafes and eating places as well as a health centre, library and a renowned craft centre. It is in within easy reach of the A38 Devon Express way linking Exeter and Plymouth.



## STEP INSIDE:

As you enter the bright and spacious bungalow, there is a cloakroom consisting of a WC and wash basin. The lounge / dining room stretches the length of the property and has a bay window with an outlook to the front of the property, providing plenty of natural light. An electric flame effect fire is inset into a marble fireplace with wooden surround which adds a focal point to the lounge area. Sliding doors lead through into the conservatory at the rear of the property. The kitchen is located to the front of the property, with white shaker-style doors and chrome handles with a grey granite affect worktop. The integrated appliances include a dishwasher, electric hob with extractor fan, double eye-level oven housed in a tall unit and an integrated fridge-freezer. There is space for a freestanding washing machine. A Viessmann gas boiler is located on the wall. There are three double bedrooms, two of which includes built in wardrobes. The main shower room consists of a large shower cubicle, WC, a vanity unit with sink inset and a heated towel rail. An airing cupboard houses the hot water tank and three wooden slatted shelves. Loft access is located in the hallway.



## ROOM MEASUREMENTS:

Lounge/Diner: 6.48m x 4.34m (21'3" x 14'3")

Kitchen: 3.00m x 2.50m (9'10" x 8'2")

Bedroom: 5.19m x 2.89m (17'0" x 9'6")

Bedroom: 3.50m x 3.46m (11'6" x 11'4")

Bedroom: 2.97m x 2.89m (9'9" x 9'6")

Conservatory: 5.97m x 2.40m (19'7" x 7'10")

Garage: 5.23m x 5.09m (17'2" x 16'8")

## USEFUL INFO:

Council Tax Band: D (£2228.67) approx PA.

Tenure: Freehold

EPC Band: D

Mains Gas, Electric, Water and Drainage connected.

Constructed between 1995-1999.





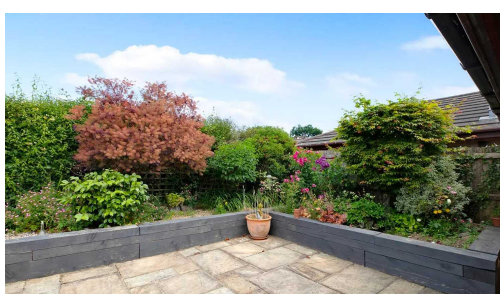
## STEP OUTSIDE:

The front of the property has a wooden picket fence surrounding and has been tastefully landscaped with grass areas, woodchip borders and stone paved walkways leading up to the front door and around the sides of the Bungalow. There are some attractive flower beds lining the fence and the walkway with an array of shrubs and a tree in place. The rear garden is fully paved for ease of maintenance, with a whirlygig washing line in situ. A wooden boarder lines the rear garden with an array of attractive plants and shrubs, helping create some privacy and a splash of colour. Access to the rear garden is through sliding doors from the conservatory and also both sides of the Bungalow have a wooden gate for easy access. A Double Garage with electric doors and power & light connected. Pedestrian access is via a door in the rear garden. A double-width driveway with red block paving has capacity for two vehicles.



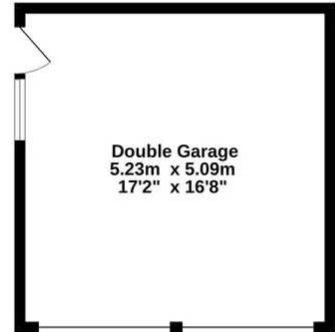
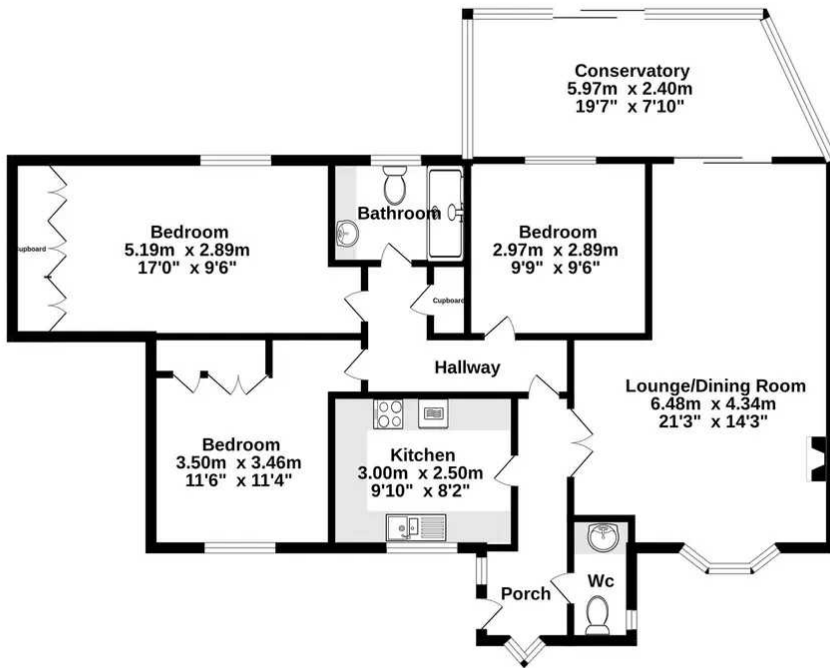
## AGENTS INSIGHT:

This deceptively spacious bungalow is ideally situated on a corner plot giving a feeling of space around it. The neutral décor throughout makes it bright and light. The rear garden is paved for ease of maintenance and is not overlooked. The double garage is such a bonus too. Available with no onward chain, this is one not to miss!



Ground Floor  
94.4 sq.m. (1016 sq.ft.) approx.

Double Garage  
26.6 sq.m. (287 sq.ft.) approx.



**TOTAL FLOOR AREA : 121.0 sq.m. (1303 sq.ft.) 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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