



A delightful four bedroom family home set in this popular village which offers a wealth of facilities and ideal for those looking for a village home, with easy access to the local shop/post office, pub, village hall, local bus service and junior school, as well as convenient to the A38.

24 Kittersley Drive | Liverton | TQ12 6YX





PROPERTY TYPE

Detached House
Freehold



SIZE

1,270 sq ft



LOCATION
Liverton



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

62 D



COUNCIL TAX BAND

E



in a nutshell...

- Dual aspect Kitchen Dining Room
- Cloakroom
- 4 Bedrooms
- Master Bedroom with Ensuite
- Family Bathroom
- Garage and off road parking
- Enclosed rear Garden
- Gas Central Heating



the details...

ROOM MEASUREMENTS

Sitting Room: 21' x 11' (6.40m x 3.35m)
Kitchen Dining Room: 18'5 x 11'7 (5.61m x 3.54m)
Bedroom 1: 13'5 x 11' (4.08m x 3.35m)
Ensuite 7' x 4'10 (2.13m x 1.46m)
Bedroom 2: 11'7 x 8'11 (3.54m x 2.72m)
Bedroom 3: 11' x 8'11 (3.35m x 2.72m)
Bedroom 4: 9'6 x 8'1 (2.89m x 2.46m)
Bathroom: 7' x 6'6 (2.13m x 1.97m)
Garage: 16'10 x 9'1 (5.13m x 2.77m)

This light and airy detached home has been beautifully maintained and benefits from double glazing and gas central heating.

The accommodation comprised entrance hall with stairs rising to first floor, a deep under-stairs storage cupboard and access to the kitchen dining room, sitting room and cloakroom. The dual aspect kitchen dining room is fitted with a range of cream base and wall mounted storage cupboards with an inset white ceramic sink, an integrated tall fridge freezer, electric oven, hob and extractor hood. A glazed door leads out into the enclosed rear garden. The dining area is ideal for those family gatherings with a window overlooking the front garden. The sitting room provides plenty of natural light from windows and doors to both front and rear elevations and benefits from a feature fireplace housing a gas fired fire and patio doors leading to the private rear garden. On the first floor are four bedrooms, with the master bedroom having an ensuite shower room. The accommodation is complete with the family bathroom.

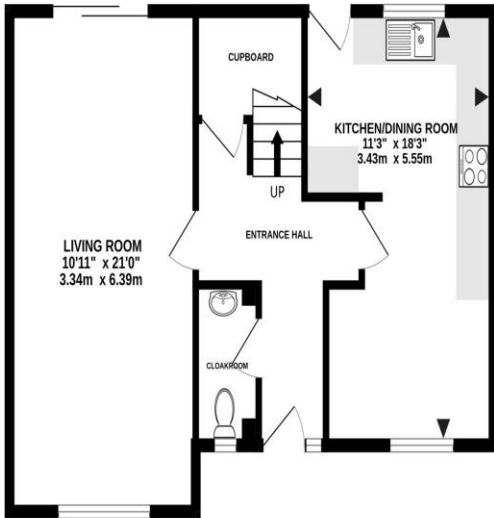
The single garage is fitted with an up and over door, houses the gas fired boiler and is fitted with water, light and power and is currently used as a utility area. Outside the gardens have again been beautifully maintained. The front is laid to lawn edged with a low hedge, to the side of which is a driveway giving off road parking and access to the garage. To the rear is a private garden landscaped to provide an area of lawn, a paved patio ideal for family entertaining and a raised border planted with mature shrubs and plants. A path and archway leads to a side area, ideal for a washing line and storage.

Tenure: Freehold
Council Tax Band: E

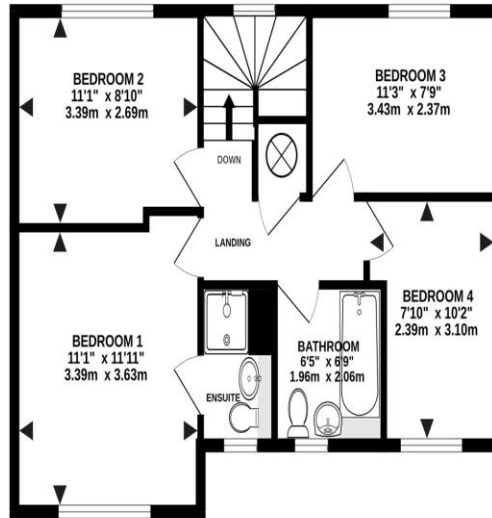


the floorplan...

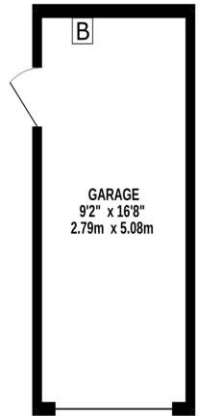
GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



GARAGE
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 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. 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

Late night pint of milk: Ilsington Village Shop 2.4 miles
Town centre: Bovey Tracey 3.9 miles
Supermarket: Asda (Newton Abbot) 4.5 miles
Exeter: 16.6 miles

Relaxing

Beach: Teignmouth 10.1 miles
Park: Stover Country Park 1.5 miles

Travel

Bus stop: (Benedicts Rd) 0.1 mile
Train station: Newton Abbot 5.6 miles
Airport: Exeter 19.2 miles

Schools

Blackpool Primary School: 0.7 mile
St Catherines C Of E Primary & Nursery School: 1.6 miles
Ilsington Pre-school: 2.4 miles
Stover: 2.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 6YX

how to get there...

From the A38 take the Drumbridges exit and follow the sign to Liverton. Continue past the village store on the left and take the third turning on the right into Benedicts Road. Take the second turning on the left into Kittersley Drive, then second turning on the right where the property can be found on the left hand side.

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

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Complete
Emlyn House
Fore Street, Bovey Tracey



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