



## 1 Summerhill Close, Liverton - TQ12 6JJ

Guide Price £390,000 Freehold

Positioned on a private road of just three bungalows, this spacious property, which requires modernisation, offers a purchaser the opportunity to create a beautiful home with countryside views and an established garden.



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### MEASUREMENTS:

Kitchen: 5.04m x 3.32m (16'6" x 10'11")

Lounge: 5.88m x 5.12m (19'3" x 9'5")

Conservatory: 3.58m x 2.45m (11'9" x 8'0")

Bedroom: 5.72m x 3.54m (18'9" x 11'7")

Bedroom: 3.54m x 3.36m (11'7" x 11'0")

Bedroom: 3.61m x 2.88m (11'10" x 9'5")

Garage: 6.03m x 3.29m (19'9" x 10'9")

### AGENTS INSIGHT:

"This gem of a property is an ideal home for someone who wants to put their own stamp on it. Complete with a sun room to enjoy views of the rear garden and the countryside beyond, the bungalow is spacious, light and would benefit from updating. The property is available without an onward chain subject to probate."

### USEFUL INFORMATION:

Heating: Gas central heating (Boiler last serviced October 2023).

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: D (£2,228.67 approx)

EPC Rating: D

Tenure: Freehold



### STEP OUTSIDE:

The property is approached via a gate leading onto a generous driveway and the garage.

A charming feature of this property is the established garden, blending an array of plants and shrubs creating a beautiful outlook from within the property and a haven for any budding gardener. There are areas of patio, ideal for al fresco dining and further areas of shingle all surrounded by a variety of flora. A shed and summerhouse are also in situ.



### LOCATION:

Liverton is situated on the edge of the Dartmoor National Park, it has a popular village pub and well stocked general stores & post office. The nearby moorland village of Ilsington offers church, 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 health centre, library and a renowned craft centre. It is in within easy reach of the A38 Devon Express way linking Exeter and Plymouth.





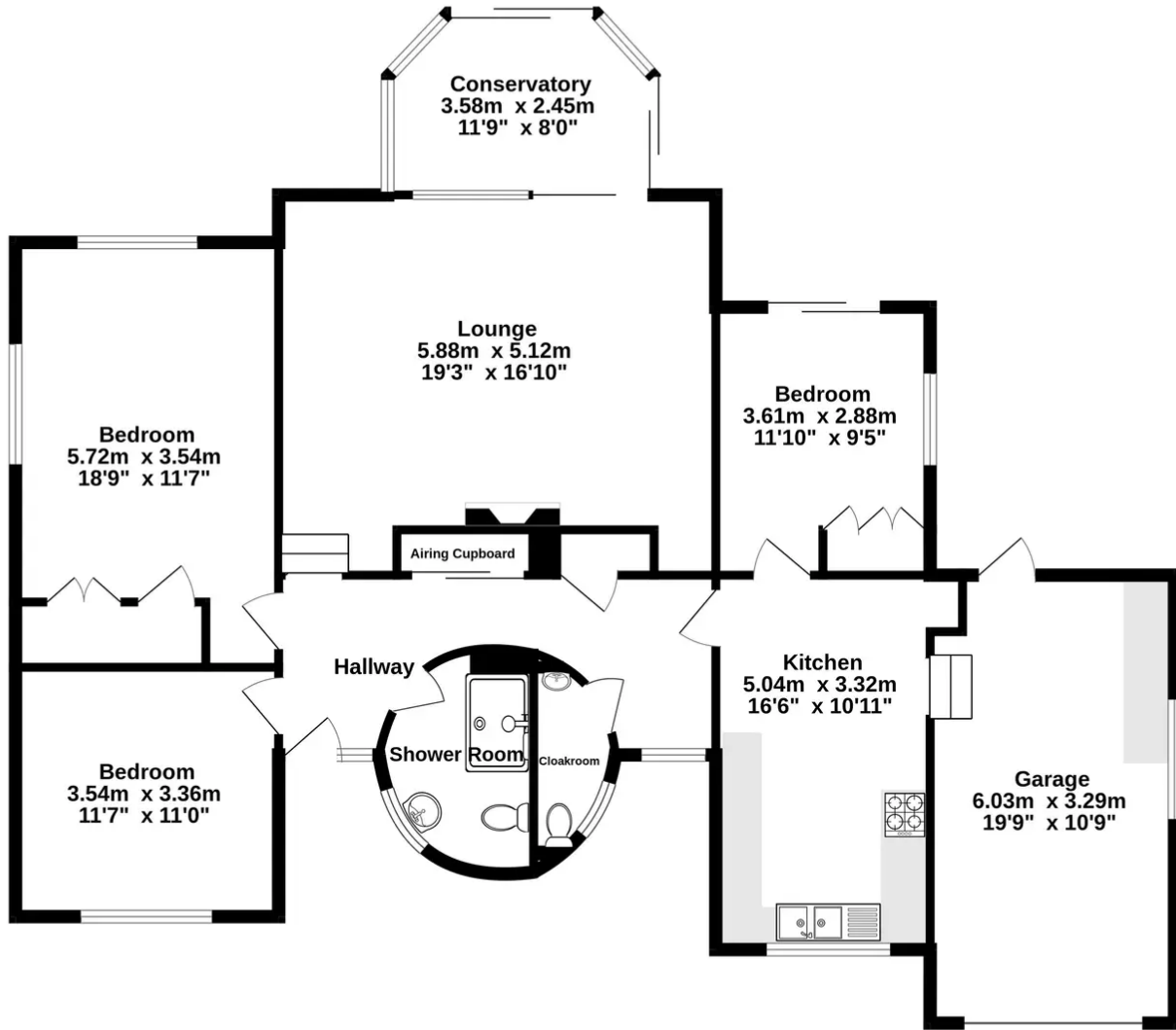
#### STEP INSIDE:

Nestled within a tranquil, private road, this charming three-bedroom bungalow stands within a lovely plot and offers an excellent opportunity for those wishing to take a property in its originality and add their own stamp to create a beautiful home. The interior of this bungalow reveals an expansive layout with spacious rooms and versatility. The spacious entrance has ample storage for convenience and leads to the accommodation which includes two double bedrooms, one having a built in wardrobe, both with lovely views over the established garden which wraps around the property. The living room is a fantastic size with an electric fireplace creating a focal point leading into a triple aspect conservatory enjoying more views of the garden and its expanse of plants and shrubs. Views over nearby countryside can also be enjoyed from this position. There is a curved, generous shower room and a further cloakroom with WC. The kitchen is a good size, currently fitted with a range of units and worktops with space for a table and chairs. The gas boiler is located in the kitchen and a door leads into the integral garage, which has an electric door and a pedestrian door into the garden.

From the kitchen is the third double bedroom which could also be used as a formal dining room or hobby room with patio doors leading into the garden.



**Ground Floor**  
**133.6 sq.m. (1438 sq.ft.) approx.**



**TOTAL FLOOR AREA : 133.6 sq.m. (1438 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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