



A lovely three bedroom home with front and rear gardens and driveway parking, located in a small cul-de-sac in the popular village of Liverton, which benefits from a good bus service, local school, renowned village pub and general store. READY FOR IMMEDIATE OCCUPATION, NO ONWARD CHAIN

22 Laskeys Heath | Liverton | TQ12 6PH







PROPERTY TYPE

Freehold House



SIZE

714 sq ft



LOCATION

Village



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

69 C



COUNCIL TAX BAND

C



### in a nutshell...

- Door to Garden from Sitting Room
- Kitchen
- Cloakroom
- 3 Bedrooms
- Family Bathroom
- Gardens Front and Rear
- Driveway Parking
- Gas Central Heating
- NO ONWARD CHAIN



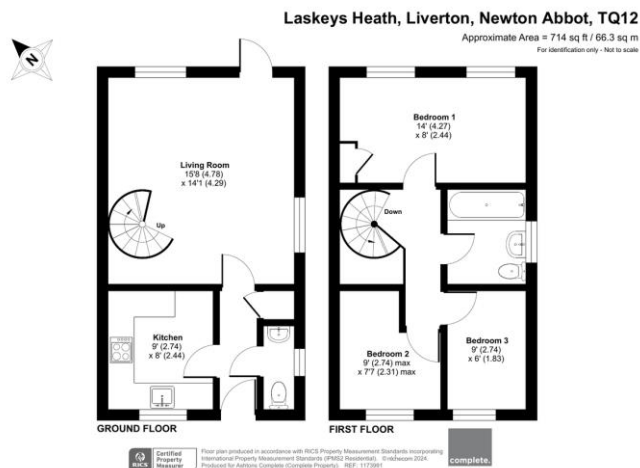
## the details...

Access to the property is through an open porch into the hallway with a storage cupboard, door to the cloakroom fitted with a w.c and hand basin. The kitchen is fitted with a range of white fronted wall and base units with worktops over incorporating a stainless steel sink with mixer tap over. There is a cooker and space for a further appliance. The dual aspect sitting room is filled with natural light from two windows and a glazed door leading to the rear garden. In one corner is the carpeted spiral staircase leading to the first floor.

The landing gives access to the 3 bedrooms, the principal being a double with two windows to the front elevation and a built in cupboard, housing the water cylinder. The remaining bedrooms are both good sized singles and completing the accommodation is the family bathroom comprising a bath with shower over, pedestal hand basis and w.c.

Outside to the front of the property is a lawned garden with a driveway to the front and side which offers parking for two cars. To the rear of the driveway is a wooden gate giving access to the rear garden which benefits from a paved patio, leading onto the main part of the garden which is laid to lawn. The garden is enclosed so making it safe for children and pets.

**Broadband and Mobile Signal - Please visit <https://checker.ofcom.org.uk> for availability.**



## 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: Marks and Spencer Garage 0.5 mile

Town centre: Bovey Tracey 2.5 miles

Supermarket: Co-Op 1.5 miles

Newton Abbot 4.8 miles/Exeter 15.6 miles/Ashburton 5.3 miles

## Relaxing

Beach: Teignmouth 11 miles

Park in Bovey Tracey: 2.5 miles

Tennis court, swimming pool etc: 2 miles

Golf: Stover 1 mile

Haytor Dartmoor: 5 miles

## Travel

Bus stop: Benedicts Road

Train station: Newton Abbot 5 miles

Main travel link: A38 Drumbridges 0.5 mile

Airport: Exeter 19 miles

## Schools

Blackpool Primary School: 0.6 mile

Stover School: 1.5 miles

South Dartmoor Community College: 5 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 6PH



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.

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## how to get there...

From the A38 take the Drumbridges exit and follow the signs to Liverton. Take the first turning on the right signposted Ilington, pass the Star Inn and take the third turning left into Shapley Way and then right into Laskeys Heath where you will find the property on the right hand side, identified by the For Sale board.

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