



33 Kittersley Drive, Liverton - TQ12 6YX

£480,000 Freehold

A Well Presented, Four Bedroom, Detached House with a Low Maintenance Rear Garden plus a Garage and Ample Parking.


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 4.46m x 4.14m (14'8" x 13'7")

(Irregular shape)

Conservatory: 4.79m x 2.80m (15'9" x 9'2")

Kitchen: 3.30m x 3.18m (10'10" x 10'5")

Dining Room: 3.29m x 2.63m (10'10" x 8'8")

WC: 1.80m x 0.90m (5'11" x 2'11")

Bedroom: 3.68m x 3.18m (12'1" x 10'5")

En-Suite Shower Room: 2.27m x 2.04m (7'5" x 6'8")

Bedroom: 3.88m x 2.68m (12'9" x 8'10")

Bedroom: 3.78m x 2.60m (12'5" x 8'6")

Bedroom: 3.88m x 2.42m (12'9" x 7'11")

Family Bathroom: 2.86m x 2.22m (9'5" x 7'3")

Garage: 5.35m x 2.64m (17'7" x 8'8")



USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: C

Council Tax Band: E (£2850.82 p.a 2024/25)

Local Authority: Teignbridge District Council
Services: Mains water, drainage, electricity & gas

Heating: Gas Boiler installed in 2020 and recently serviced Sept 2024

STEP OUTSIDE:

At the front, there is ample parking space for several cars and access to the integral garage. A side gate leads to the rear garden, which is designed for easy maintenance. It features paved and decked seating areas, as well as a gravel section, creating a comfortable space for entertaining and relaxation. The garden is fully enclosed with wooden fencing and well-maintained hedges, ensuring maximum privacy.

AGENTS INSIGHT:

"This charming family home is situated in a 'tucked away' location in the popular village of Liverton. It has easy access to the moors for lovely country walks and also the A38 for commuting to Exeter or Plymouth. Ready to move into, this is a perfect home for a growing family or a couple who want space for visitors."



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.





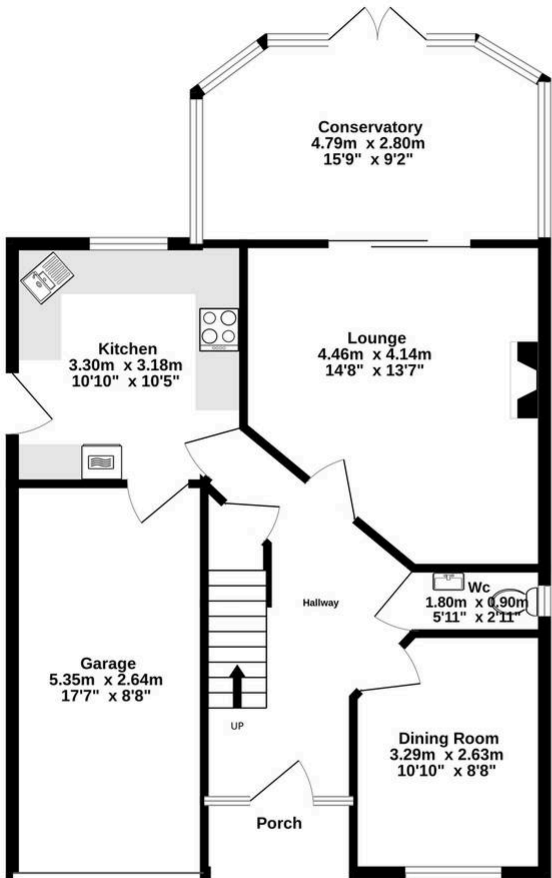
STEP INSIDE:

Upon entering through the front door, the inviting hallway leads to all rooms and there is a useful understairs storage cupboard. The living room features a gas fire with surround that serves as a focal point. The conservatory, accessible from the lounge, offers additional space to enjoy views of the rear garden. The fitted kitchen includes an integrated electric oven and hob, fridge/freezer, and dishwasher, with extra space for a washing machine and ample storage cupboards. There is also a wall mounted gas fired boiler (installed 2020). A door from the kitchen leads to the side of the house, providing access to the rear garden, while another door opens to the integral garage, which has power, lighting, and an electric roller door at the front. The ground floor accommodation is completed by a separate dining room and a downstairs WC.

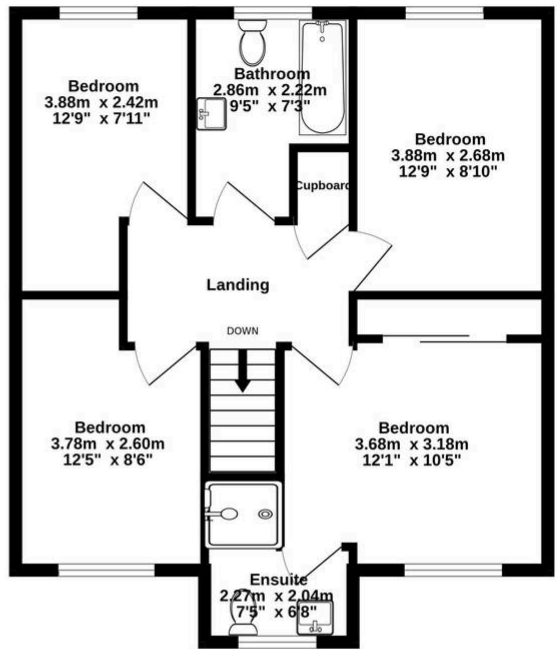
The first-floor landing features an airing cupboard and access to the attic space. The master bedroom includes a built-in wardrobe and an en-suite shower room with a shower cubicle, vanity basin, and WC. There are three additional, double bedrooms and a family bathroom, which includes a panelled bath with an electric shower over it, a basin and a WC, completing the first-floor accommodation.



Ground Floor
75.7 sq.m. (815 sq.ft.) approx.



1st Floor
58.1 sq.m. (625 sq.ft.) approx.



TOTAL FLOOR AREA : 133.8 sq.m. (1440 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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