



A beautifully maintained and presented four-bedroom home with light and spacious accommodation set on the outskirts of this thriving and popular village, which offers a wide range of local facilities including, local pub, shop, community hall, school and bus service.

7 Shapley Way | Liverton | TQ12 6PN





PROPERTY TYPE

Detached House



SIZE

1689 sq ft



LOCATION

Liverton Village



AGE

1980's



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Double Garage



OUTSIDE SPACE

Garden



EPC RATING

66D



COUNCIL TAX BAND

E



### in a nutshell...

- Dual aspect Sitting Room
- Dining Room
- Garden Room
- Kitchen and Utility Room
- Cloakroom
- Principal Bedroom with Ensuite Bathroom
- Family Shower Room
- Double Garage and Driveway Parking
- Gardens to front and rear





## the details...

On entering the hallway you immediately realize how light and airy this beautiful home is. Stairs rise to the first floor, double doors to sitting room, kitchen and cloakroom which comprises a low level w.c. and vanity hand basin. The kitchen is fitted with a range of wooden fronted wall and base units with worktops over incorporating a sink with mixer above and a gas hob with extractor hood over. Integral appliances include a double oven, dishwasher and fridge. A door leads into the spacious utility room fitted with a range of storage units with worktops incorporating a sink and mixer tap over, a useful breakfast bar, ideal for those informal meals and spaces for a washing machine, tumble dryer, and plenty of space for a large upright fridge/freezer. A further door leads into the integral double garage, fitted with electric doors, power and light. The comfortable dual aspect sitting room is a delightful room to relax at the end of a busy day with a fireplace housing an electric, coal effect fire making a cosy feature on those chilly evenings. An opening leads into the superb dining room, fitted with a large unit comprising glass shelved display cabinets, a large display shelf and storage under. A delightful room to entertain family and friends. Another large opening leads into the spacious garden room, a relaxing area with a door leading out into the garden.

On the first floor there are four bedrooms, the principal of which is fitted with a range of furniture including wardrobes and storage. The ensuite bathroom, comprises a panelled bath with shower over, and fitted with a shower screen. A low level w.c, a vanity wash basin with storage below and a heated towel rail. Completing the accommodation is the family shower room fitted with a corner shower cubicle, low level w.c, a vanity hand basin with storage below and a heated towel rail.

Outside to the front, is a driveway with parking for 2-3 cars and a lawn area with a neat hedge adding that bit of privacy. The rear garden is a delight, featuring a neat patio from which to enjoy a family bar-be-cue or just seating in a relaxing, tranquil setting. A lawn is bordered with beds planted with thought and flair, providing a colourful mixture of mature shrubs and trees, making



the floorplan...

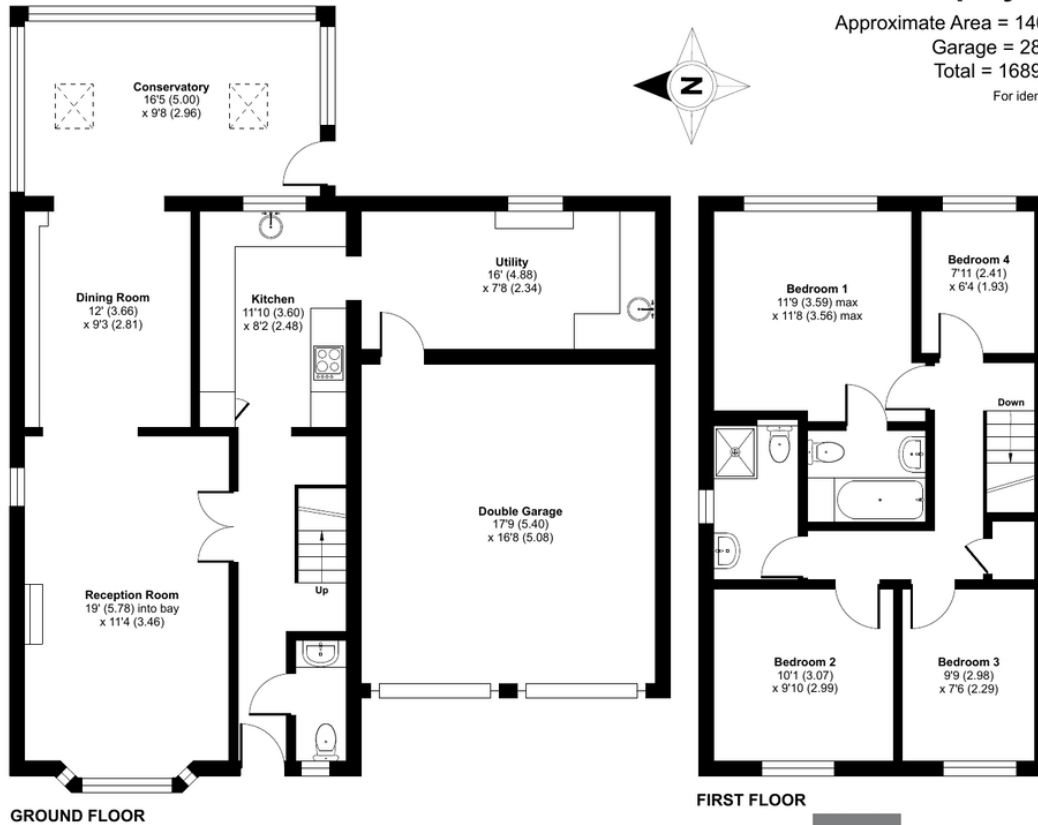
## Shapley Way, TQ12

Approximate Area = 1400 sq ft / 130 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 1689 sq ft / 156.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1226210



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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

Village shop: 0.7 mile

Town centre: Bovey Tracey 2.7 miles

Supermarket: Co-op 2.3 miles

Newton Abbot: 4.9 miles

Exeter: 16 miles

## Relaxing

Beach: Teignmouth 10.1 miles

Park, Tennis court, playground, swimming pool: 2 miles

Golf: Stover 1.7 miles

Haytor Dartmoor: 3.8 miles

## Travel

Bus stop: Benedicts Road 0.3 mile

Train station: Newton Abbot 5.1 miles

Main travel link: A38 1.1 miles

Airport: Exeter 19.2 miles

## Schools

Blackpool Primary School: 0.8 mile

Stover School: 2.4 miles

South Dartmoor Community College: 5.4 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 6PN**

## 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 and continue past The Star Inn. Take the second turning on the left into Shapley Way, where the property can be found on the left.





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

Tel [01626 832 300](tel:01626832300)  
Email [bovey@completeproperty.co.uk](mailto:bovey@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
Emlyn House  
Fore Street  
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