



A spacious detached three bedroom bungalow, with a garage, parking and a beautiful garden, set on a corner plot located in this thriving village which offers a wealth of facilities, including a bus service, shop/post office, local pubs and a community hall.
AVAILABLE WITH NO ONWARD CHAIN.

23 Benedicts Road | Liverton | TQ12 6JL





PROPERTY TYPE
Bungalow



SIZE
1630 sq ft



LOCATION
Liverton



AGE
1980s to 1990s



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Electric Heating



PARKING
Garage



OUTSIDE SPACE
Garden



EPC RATING
56D



COUNCIL TAX BAND
F



in a nutshell...

- Dual aspect Sitting Room
- Dual aspect Dining Room
- Kitchen
- Utility Room and Hobbies Room
- Principal Bedroom with Ensuite Bathroom
- Two further Bedrooms
- Family Shower Room
- Garage with power operated door
- Driveway Parking for a number of cars
- NO ONWARD CHAIN





the details...

As soon as you access the entrance hall you are aware of the spaciousness of this bungalow, with each room offering sizeable proportions. The dual aspect sitting room features a Thetford Style Stone fireplace housing a coal effect electric fire, a lovely focal point for those chilly evenings. Double doors lead into the dining room, also dual aspect, which offers plenty of space to entertain family and friends. The kitchen is fitted with a comprehensive range of white fronted wall and base units with roll edged worktops, incorporating a one and half bowl sink with mixer tap over and an electric hob with extractor hood above. Integral appliances include a double oven, dishwasher, fridge and freezer. From the hallway a door leads into the utility room, fitted with storage units, space for both washing machine and tumble dryer with a worktop over which incorporates a stainless-steel sink unit. To one side of this room a door leads into a sizeable storage room, which could easily be used as an office or hobbies room and has a door leading out into the rear courtyard. To the other end of the utility room a door gives access to the integral garage, fitted with power, light and an electric roll up door.

There are three bedrooms, one currently used as an office. The principal bedroom is fitted with wardrobes and drawer units and a door leads into the ensuite, fitted with a panelled bath with a handheld shower attachment over, a pedestal wash hand basin, low level w.c. and a heated towel rail. Completing the accommodation is the family shower room comprising a corner shower cubicle, pedestal wash hand basin, low level w.c. and a heated towel rail.

The gardens to this lovely bungalow are mainly to the front and side, laid to lawn with borders thoughtfully planted with an array of mature shrubs and trees. A path leads to the rear and to an enclosed courtyard garden. There is also a useful storage shed and a pedestrian gate giving access to the rear of the property.

Services: Mains water, drainage, electric heating
Broadband and Mobile Signal - Please visit
<https://checker.ofcom.org.uk> for availability.



the floorplan...

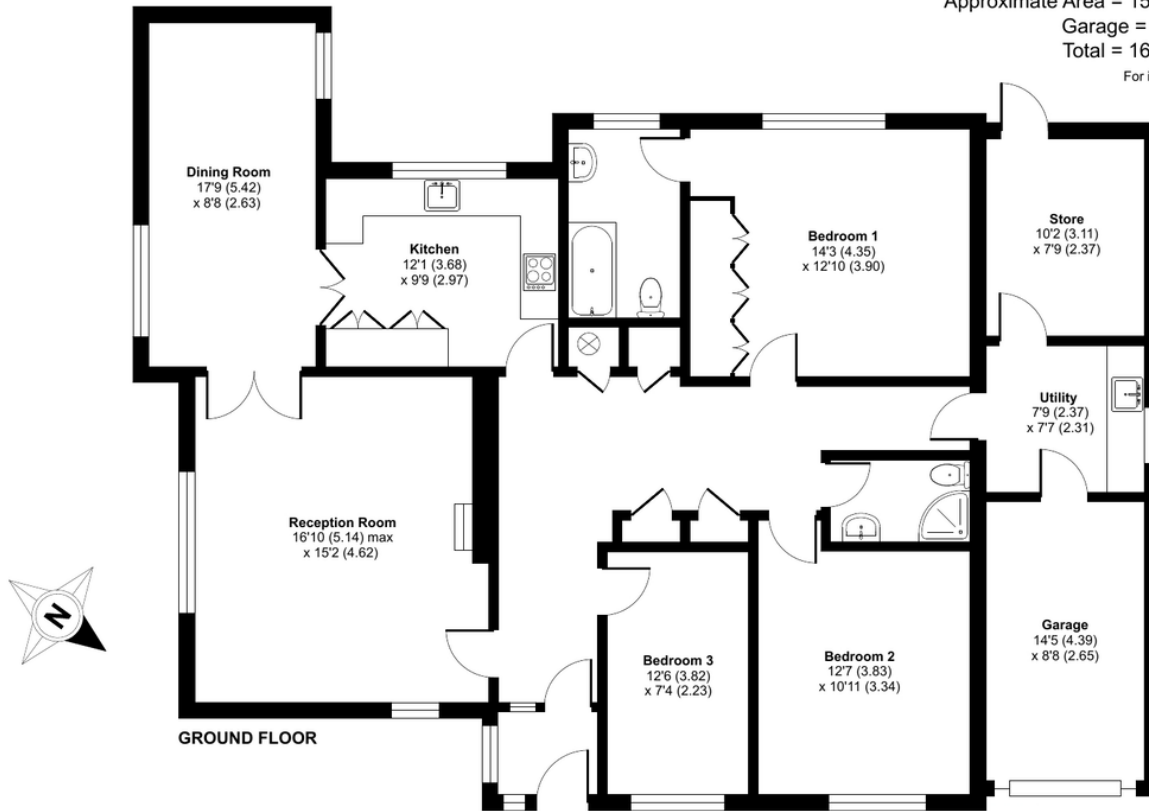
Benedicts Road, Liverton, Newton Abbot, TQ12

Approximate Area = 1512 sq ft / 140.4 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 1630 sq ft / 151.3 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). © nlcocom 2024. Produced for Ashtons Complete (Complete Property). REF: 1226224

complete.

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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: 0.2 miles

Late night pint of milk: Marks and Spencer Garage 1 mile

Town centre: Bovey Tracey 2.9 miles

Supermarket: Co-Op 2 miles, Lidl 2.6 miles

Relaxing

Beach: Teignmouth 10 miles

Park, Tennis court, playground, swimming pool: Bovey Tracey 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

South Dartmoor Community College: 5 miles (school bus)

Private Bus pick up for Torquay Grammar Schools

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 6JL**

how to get there...

From the A38 take the Drumbridges exit and follow the sign posts to Liverton. Continue on this road, passing the General Store on the left and take the third turning on the right into Benedicts Road, 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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