



- ✔ Living room
- ✔ Dining room/study
- ✔ Further reception room or downstairs bedroom with en suite
- ✔ Superb kitchen with part vaulted ceiling
- ✔ Five bedrooms (two en suite)
- ✔ Family bathroom
- ✔ Detached double garage and ample driveway parking
- ✔ Delightful gardens
- ✔ Village location

*Our View “Spacious and flexible family home with lovely garden in popular village location”*



This superb spacious family home is conveniently located in Liverton with very well presented accommodation throughout including three reception rooms, five bedrooms (two en suite) and delightful surrounding gardens and a detached double garage. Early viewing is essential.

The accommodation begins with the entrance hallway with useful storage beneath the stairs and access to a fully tiled downstairs cloakroom. The living room is a good size with a remote controlled gas fireplace with exposed stone surround. There is a double glazed window to the front and double doors leading onto the garden. The kitchen is a superb living space for any modern family with a range of fitted units with quality granite work surfaces and tiled splashbacks and a mixer tap sink and integrated drainer. There is a feature range cooker, built in fridge/freezer and dishwasher and a useful breakfast bar with space for stools beneath. Part of the kitchen features a delightful vaulted ceiling with velux windows and there are double doors onto the garden. Adjacent to the kitchen is a very useful utility room which comprises a range of fitted units and space and plumbing for a washing machine and tumble dryer. There is additional storage space and a double glazed door leading to the side. Completing the ground floor is the spacious dining room/study with a double glazed window to the front and a further large reception room or bedroom which features an en suite shower room.

To the first floor, passing the split level staircase, you will find five bedrooms, two of which benefit from built in wardrobes and en suite shower or bathroom fitted to a high standard. A separate family bathroom features a low level flush WC, pedestal wash hand basin set within a vanity unit and a panelled bath. From the

landing you will find access to the loft space.



Externally Oak Lodge boasts deceptively spacious and well maintained surrounding gardens. To the front gated access leads to the spacious driveway providing ample off road parking and there is a detached double garage with a car port situated at the side. There is also a delightful water feature and decked area to the front of the property providing a very private area for outside living. To the side and rear of the property you have a large level lawn pleasantly surrounded by attractive flowerbeds and hedgerow. An enclosed and well positioned patio area is situated in the corner of the garden, with a further patio area leading out from the kitchen and living room creating an ideal space for alfresco dining.

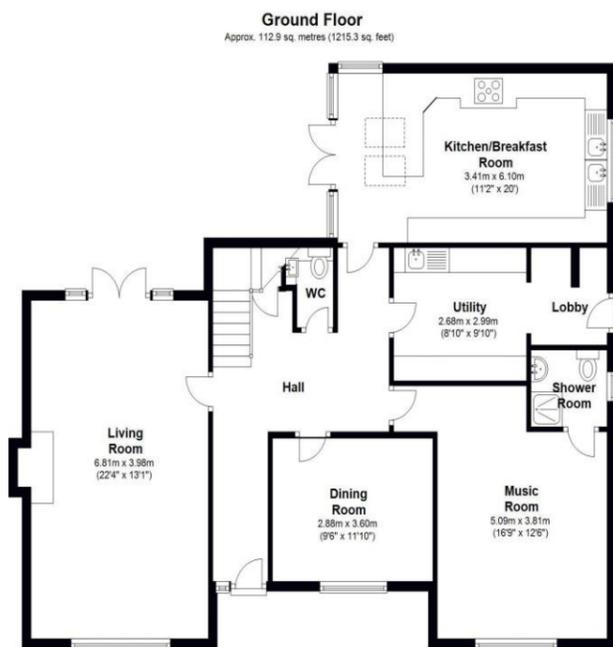
Oak Lodge is situated in popular Liverton, a village on the edge of Dartmoor National Park. The A38 is nearby and provides dual carriageway access to both Plymouth and Exeter and the motorway network beyond. Bovey Tracey is some 3 miles away and provides shopping facilities for day to day needs, whilst 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 rail station on the London (Paddington) - Plymouth main



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



Total area: approx. 214.3 sq. metres (2306.4 sq. feet)

Oaks Lodge, Exeter Cross, Liverton



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£450,000 Freehold  
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