



## The Accommodation

- |                |                     |
|----------------|---------------------|
| ✓ Hall         | ✓ Family/Games Room |
| ✓ Living Room  | ✓ 3 Bedrooms        |
| ✓ Conservatory | ✓ 2 Shower Rooms    |
| ✓ Dining Room  | ✓ Garage            |
| ✓ Kitchen      | ✓ Parking           |
| ✓ Utility Room | ✓ Garden            |

*The Seller's View* “The cottage has plenty of space and is conveniently located for access to the A38 Devon Expressway.”



## Brief Description

An individual detached character cottage with sizeable accommodation, in a popular and accessible village.

A wooden front door opens to a hall with paved stone flooring, a door to a rear porch and a staircase to the first floor with a cupboard under. The living room has a window overlooking the garden, a feature fireplace with a wood burning stove and an open entrance to the conservatory with doors to the garden. In the dining room there is a window at the front, exposed beams, a feature fireplace with a gas fire and paved stone flooring. The kitchen overlooks the garden and has a modern range of units with built-in appliances including an electric oven, a gas hob, a filter hood, a microwave and a dishwasher. There is a lobby with a cupboard and a door to the garden. Beyond the lobby is a utility room with access to a separate a shower room fitted with a modern suite. Also, there is a family/games room with rear aspect windows and a skylight window. On the first floor landing, there is a pitched ceiling with a skylight window, exposed beams and an airing cupboard. The master bedroom has triple aspect windows, a built-in wardrobe, a free standing bath and an en-suite w.c. The second bedroom has a window at the front, a skylight window, a pitched ceiling with exposed beams and a sink. The third bedroom has dual aspect windows and a built-in wardrobe. There is a shower room with a modern suite.

Outside, there is an enclosed rear garden which is mainly lawned with a paved area. At the front there is a drive and a single garage providing parking.

Chapel Cottage is situated in Chapel Lane in the popular village of Liverton.



*Our View* “This individual home offers some flexibility in the layout, which could suit different requirements.”

The village is located just outside the boundary of the Dartmoor National Park and has a number of amenities, including a well regarded primary school, a post office/store and an inn. More facilities are available in the neighbouring town of Bovey Tracey, to meet most daily requirements. The market town of Newton Abbot offers a wider range of shopping, leisure and travel facilities, including a mainline railway station. A choice of recreational activities are available in the general area, including walking, riding, fishing and golf. At Heathfield, there is access to the A38 Devon Expressway, connecting to Exeter and the M5 motorway to the north and Plymouth to the south.

**SERVICES** All mains services. Gas central heating.

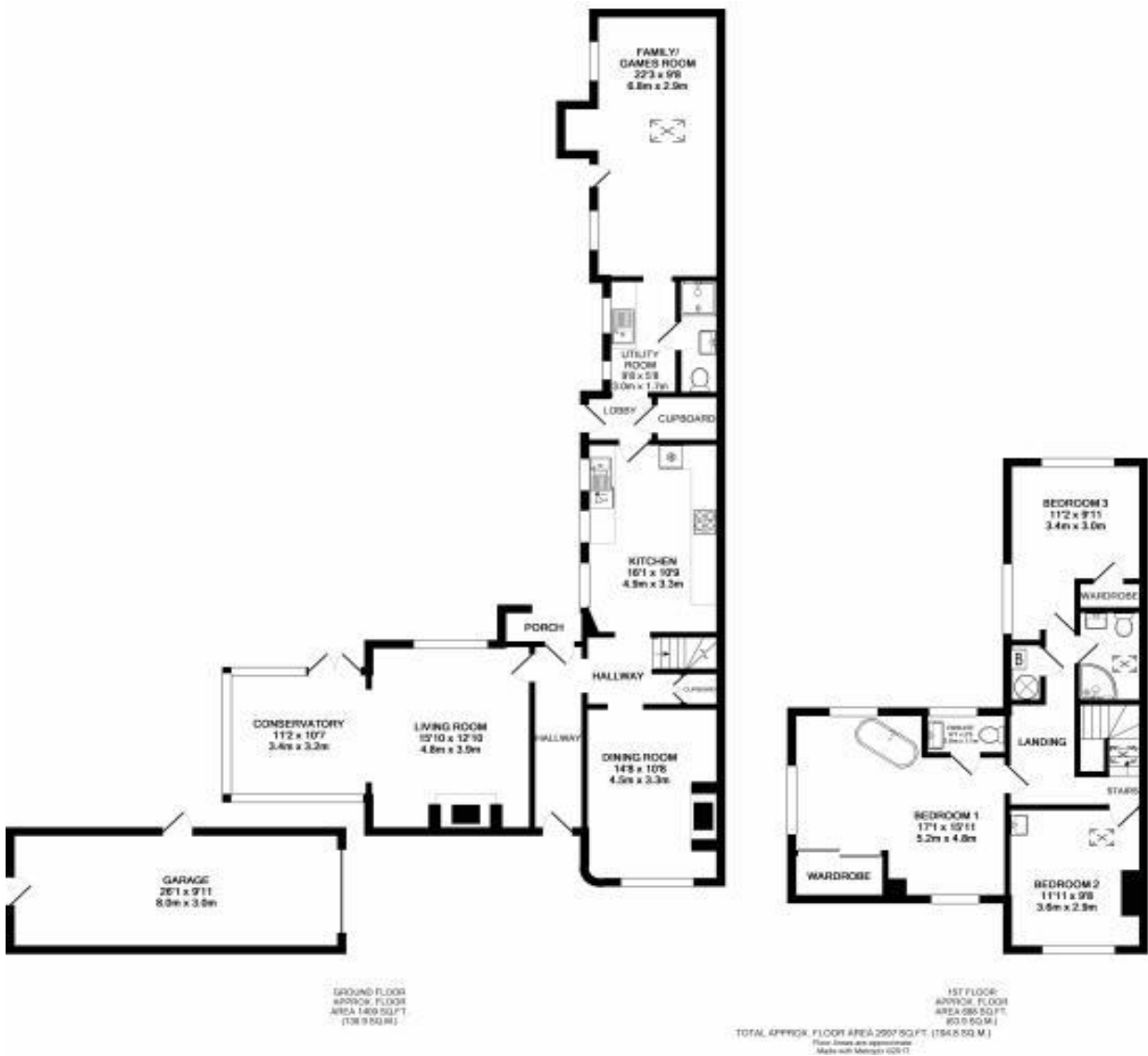
**DIRECTIONS** From the A38 Devon Expressway, take the Drumbridges exit at Heathfield. At the roundabout take the exit signposted to Liverton. Take the first turning right into Old Liverton Road, continue past the Star Inn on the left and take the second turning left into Chapel Lane. Chapel Cottage is situated along on the left hand side.





# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



**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.



**WOODS**  
PALMER RADCLYFFE

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Chapel Cottage, Chapel Lane, Liverton, Devon TQ12 6HH  
Guide Price £350,000 to £360,000  
**woodshomes.co.uk**