



The Accommodation

- ✓ Hall
- ✓ Lounge Room
- ✓ Dining Room
- ✓ Kitchen
- ✓ Garden Room
- ✓ Four Bedrooms
- ✓ Study Area
- ✓ Good Location
- ✓ Two Bathrooms
- ✓ Double Glazing
- ✓ Gas CH
- ✓ Single Garage
- ✓ Paved Driveway
- ✓ Gardens
- ✓ EPC Rating E
- ✓ No Chain

The Seller's View “The house has lots of space and a lovely rear garden which is a real sun trap.”



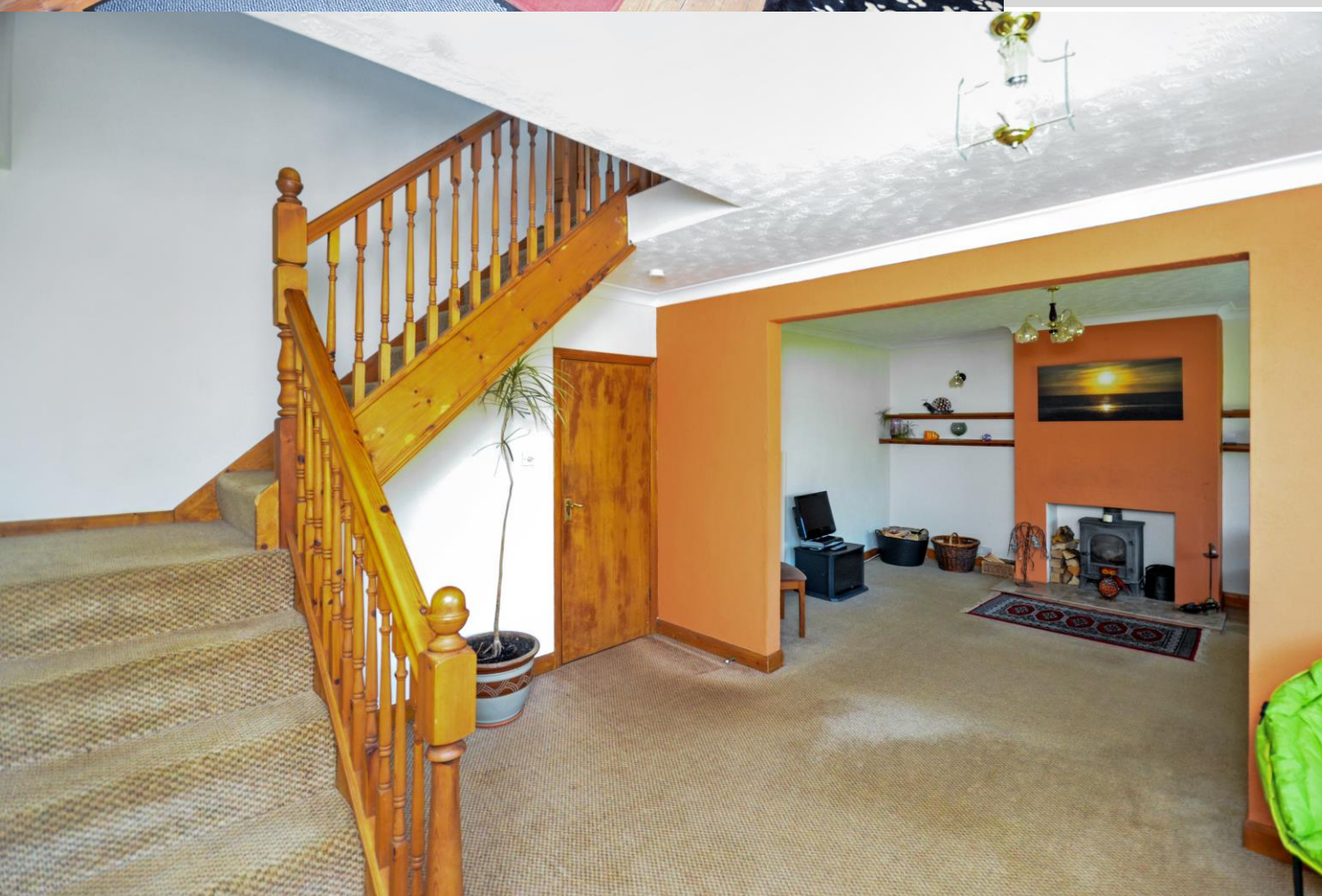
Brief Description

A detached family house with sizeable accommodation in a well regarded village location.

Access to the house is via the path to the right of the property, into the garden room. This room gives access to the rear garden and to the spacious kitchen. In the garden room there are two built-in store cupboards. The kitchen is fitted with a range of units and has a Belling range cooker and hood. Also, there is space for a fridge/freezer, dishwasher and a washing machine. There is a downstairs bathroom. The dining room has a sliding patio door which gives access to the rear garden. At the end of the hallway a door gives access to the other side of the property. The lounge room is a spacious area which has two windows at the front, a multi-fuel stove and a staircase to the first floor. There is a first floor landing with a window at the front and an area which can be used as a study. The first bedroom is a double room and has a window at the rear with an outlook across to part wooded countryside. The second bedroom is a double room with a window at the front, a built-in wardrobe and a separate storage cupboard. The master bedroom has a window at the rear with beautiful views across to countryside. The fourth bedroom is a single room with a window at the front. There is also a bathroom with a double shower, a toilet and a sink on this floor.

Outside, at the front there is a block paved driveway for two cars and an integral single garage. The front garden is partially lawned with shrubs and hedging. Also, there is a hardstanding for a boat or a trailer. There is a gated side path leading to a storage area and the rear of the property. The rear garden is fully enclosed and private. It is partly lawned with a variety of shrubs and evergreens. There is a large patio area, an area with chippings and a wooden garden shed with paving in front. There is also a chicken run.

The property is situated in Summerhill Crescent which is a quiet cul-de-sac, in a favoured location in the village of Liverton.



Our View “This is a sizeable home in a good position situated within easy reach of the A38 Devon Expressway.”

The village is located just outside the boundary of the Dartmoor National Park and is on a bus route. It has a number of amenities, which include 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. Continue for about .7 of a mile and take the turning on the right into Summerhill Road. Proceed straight ahead into Summerhill Crescent and number 22 is situated along on the left hand side.



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
53	80

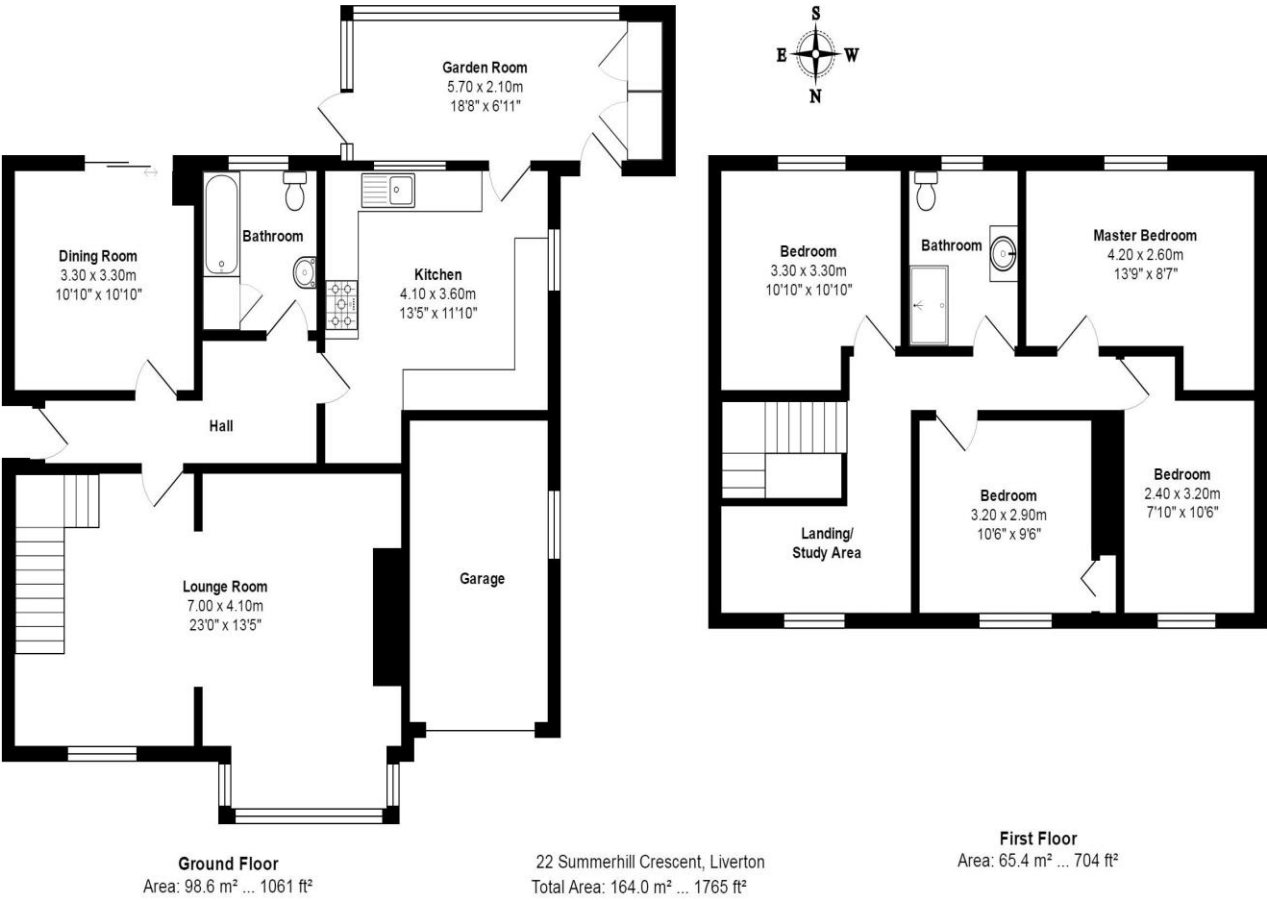
The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



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.

