



- ✦ Entrance hallway
- ✦ Lounge/dining room
- ✦ Conservatory
- ✦ Kitchen/breakfast room
- ✦ Utility room
- ✦ Three double bedrooms (master en suite)
- ✦ Bathroom
- ✦ Double garage and ample off road parking
- ✦ Front and rear gardens
- ✦ Village location

Our View “Spacious three bedroom bungalow with delightful garden in sought after village location”

This three bedroom detached bungalow is situated on a private corner plot in Liverton and offers a double garage, superb garden and pleasant views.



The accommodation comprises the entrance porchway providing access to the front entrance. The hallway is spacious with a useful storage cupboard, airing cupboard and hatch providing access to the loft space. The large lounge/dining room has a delightful feature woodburner fireplace and two double glazed windows to the side offering views of the nearby countryside. Sliding double glazed doors lead into the conservatory which enjoys an open outlook over the surrounding gardens and Ingsdon Hills. Further sliding doors lead out to the rear garden. The kitchen/breakfast room comprises a range of matching wall and base units with roll top work surfaces and tiled splashbacks, stainless steel mixer tap sink and drainer and a built in oven with a ceramic hob with extractor above. There is a breakfast bar with space beneath for stools and a double glazed window to the front. A door leads to the useful utility room which provides space for a fridge/freezer, storage cupboard and a door to the side of the property. There is also internal access to the double garage with space and plumbing for a washing machine and tumble dryer.

The property offers three double bedrooms, the master being a very good size with the benefit of an en suite shower room, built in a wardrobe and dressing area. The two further bedrooms both have built in wardrobes and double glazed windows overlooking the garden and countryside.



Externally the property offers pleasant and well maintained surrounding gardens. To the front, from the five bar gate entrance, you find a sweeping brick paved driveway providing ample off road parking for a number of cars leading to the double garage with electric door. There is a pleasant assortment of flowerbeds adjacent to the driveway and gated access to the side of the property leading to the rear. The side and rear garden enjoy areas laid to patio and lawn, all benefiting from an open outlook. There are two wooden built storage sheds and a greenhouse, together with a large vegetable patch and the whole rear garden is enclosed and private.

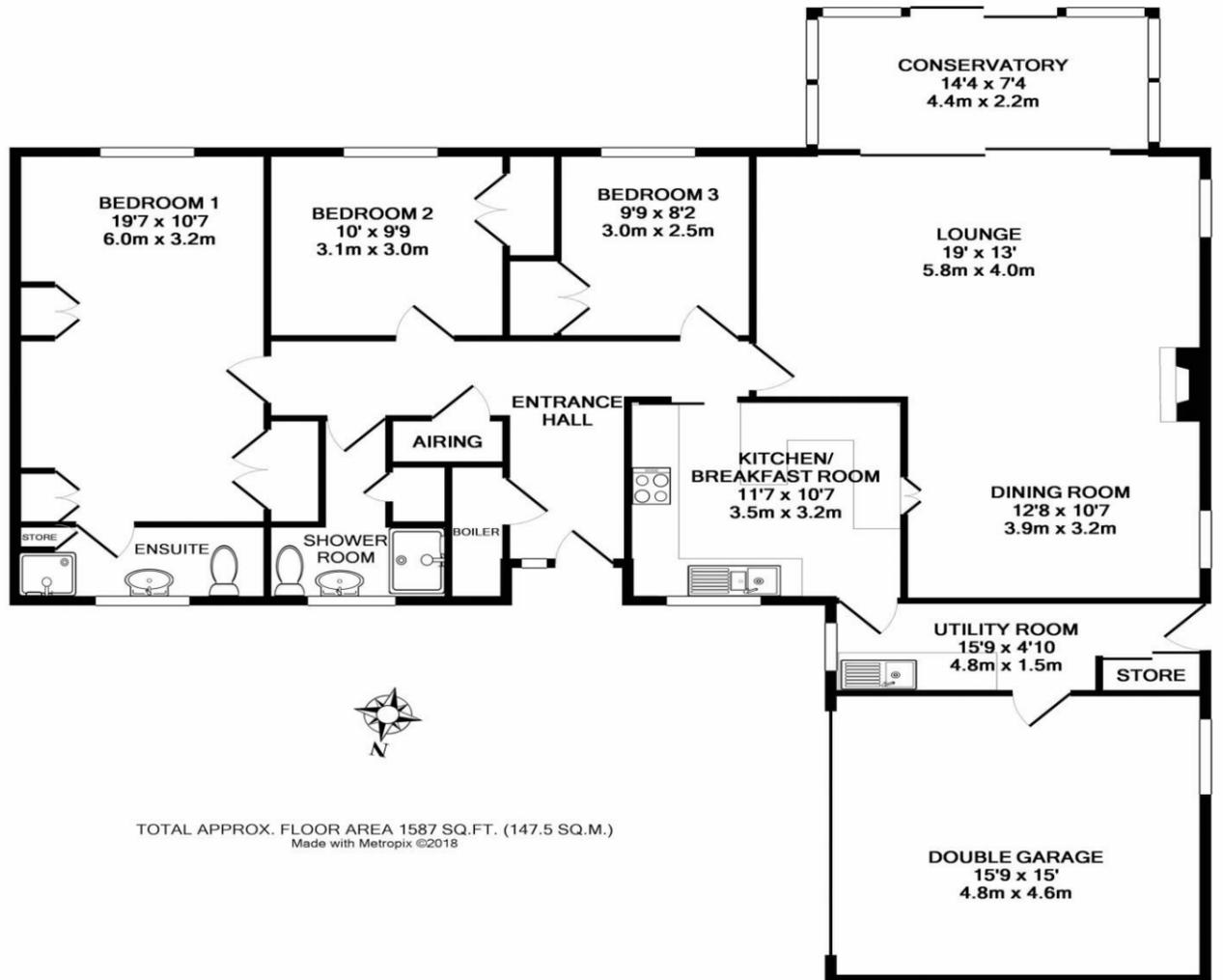
Coppins is situated in popular Liverton, a village on the edge of Dartmoor National Park. The A38 is nearby and provides dual carriageway access to both Plymouth and Exeter and the motorway network beyond. Bovey Tracey is some 3 miles away and provides shopping facilities for day to day needs, whilst 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 line.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	85 91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	82 90
(81-91) B	
(69-80) C	
(50-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ 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.



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