



- ✓ Entrance porch
- ✓ Inner hallway
- ✓ Lounge/dining room
- ✓ Kitchen/breakfast room
- ✓ Sun room
- ✓ Three good size double bedrooms (one en suite)
- ✓ Family bathroom
- ✓ Oversized garage and driveway parking for a number of cars
- ✓ Private and enclosed level rear garden
- ✓ Village location

*Our View “Spacious bungalow with lovely garden in village location on the edge of Dartmoor National Park”*



A spacious and well presented detached bungalow with three double bedrooms and good sized well maintained level gardens.

The accommodation begins with the entrance porch with oak wooden flooring and two good sized storage cupboards. Double doors lead into the inner hallway where you have additional storage, an airing cupboard and access to the principal rooms. The lounge/dining room is very spacious and features a multifuel woodburner fireplace with an exposed stone surround. There are windows to the front and side and double doors lead into the sun room with tiled flooring and doors onto the rear garden. The kitchen/breakfast room comprises a range of fitted wall and base level units and a stainless steel mixer tap sink and drainer. Built in appliances include an oven and induction hob with extractor over and a fridge/freezer. There is a breakfast bar with space for stools beneath and a window to the rear and a door leading onto the garden.

The property features three good sized double bedrooms, all with built in wardrobes. The master bedroom benefits from a stunning re-modelled en suite shower room fitted to a high specification with a suite comprising a low level flush WC, pedestal wash hand basin, bidet and oversized shower. There are fully tiled walls and flooring and a window to the side. The main bathroom completes the accommodation and is also fitted to a high standard with a low level flush WC, pedestal wash hand basin, bidet and Jacuzzi bath with separate shower. There are fully tiled walls and two windows to the rear.





Externally, Glenick provides well maintained and pleasant surrounding gardens. Gated access to the front leads to the spacious driveway providing off road parking for a number of cars and leading to an oversized attached garage. To the rear you will find a deceptively spacious and level rear garden which is very private with a patio area leading from the kitchen and sun room leading to a good sized lawn. There is a greenhouse and summer house and the whole area is pleasantly surrounded by an attractive assortment of flower beds and mature trees.

Glenick 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.



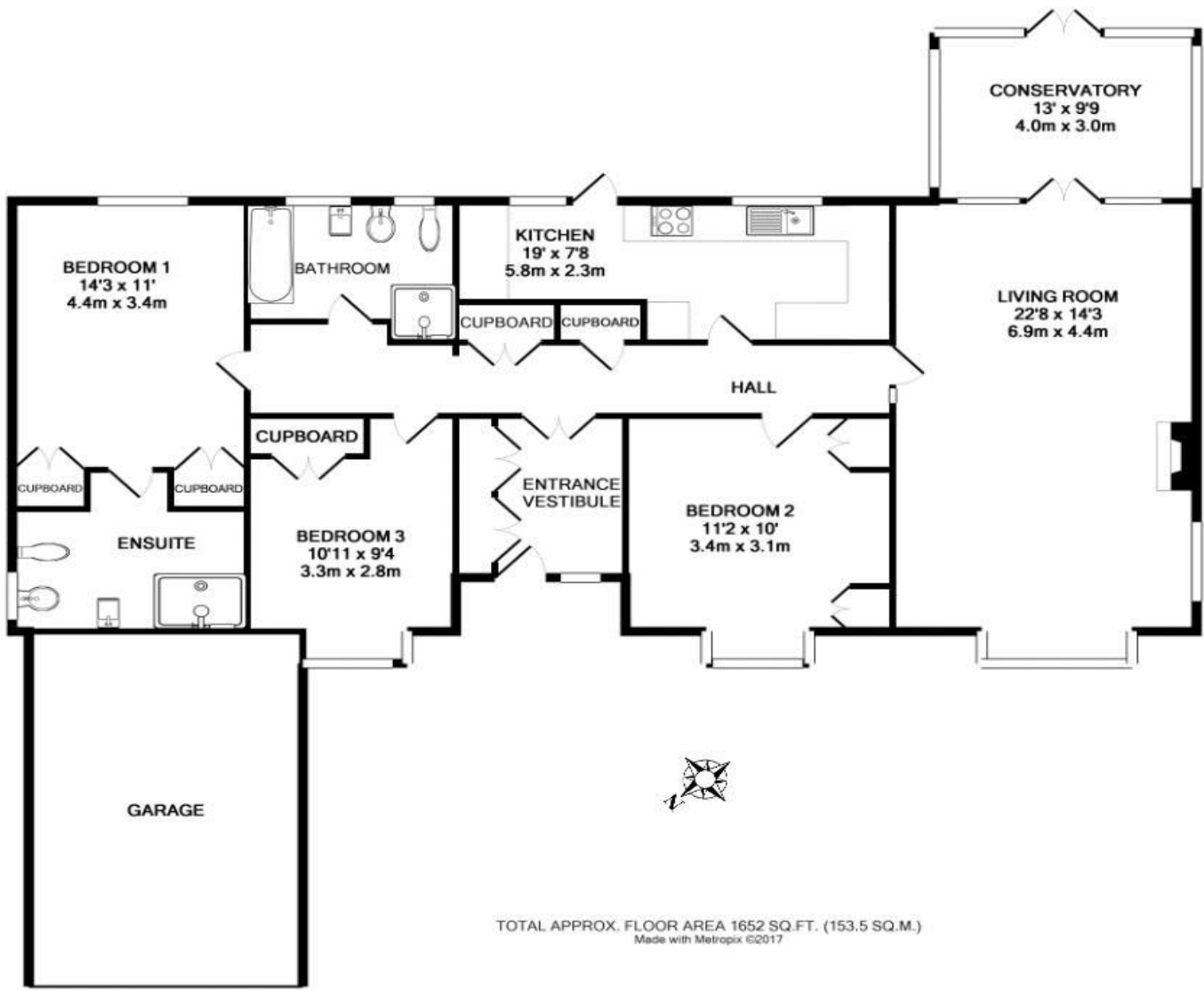


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		53
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
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.



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