



## The Accommodation

- 🏠 Entrance Hall
- 🏠 Sitting Room
- 🏠 Kitchen/Diner
- 🏠 Three Double Bedrooms
- 🏠 (One with En-Suite)
- 🏠 Bathroom
- 🏠 Garage
- 🏠 Parking
- 🏠 Gardens

*The Seller's View* "We love watching the sun setting behind the woods and the proximity to Exeter, the coast and the moors."

## Brief Description

A thoughtfully extended and improved detached bungalow, in a well regarded village location.

The front door opens to an entrance hall. In the sitting room there are patio doors to the rear garden, a feature fireplace with a multi-fuel stove and shelves on one wall. The kitchen/diner is fitted with a modern range of units with integrated appliances including an electric double oven, a ceramic hob and a filter hood. This room also has a shelved larder, a skylight window and a window and a door to the rear. There is an L-shaped hall with a door to the front, a hatch to the loft space, an airing cupboard with the gas combination boiler and access to the three double bedrooms and the bathroom. The master bedroom has two windows at the front, a built-in wardrobe and an en-suite shower room. The second bedroom has a window at the front and a built-in wardrobe. The third bedroom has a window overlooking the rear garden and a built-in wardrobe. In the bathroom there is a modern white suite.

Outside, there are gates at the front opening onto a drive providing parking for at least two cars. There is an attached single garage with an up and over door, a personal door to the entrance hall and a further door on one side. The front garden is partly lawned with flowers, shrubs and small trees. There is a side path and a gate to rear. The enclosed rear garden is triangular in shape and mainly laid to lawn with flowers, shrubs, small trees and a paved patio area.

The property is situated in Summerhill Road, in a favoured location in the village of Liverton.



*Our View* "This sizeable bungalow has been thoughtfully improved to create a comfortable home."

The village is located just outside the boundary of the Dartmoor National Park and has a number of amenities, which include a well regarded primary school, a post office/store and an inn. More comprehensive facilities are available in the neighbouring towns of Bovey Tracey and Newton Abbot, to meet most daily requirements. 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. Number 32 is situated along on the left hand side.



# Energy Efficiency Rating



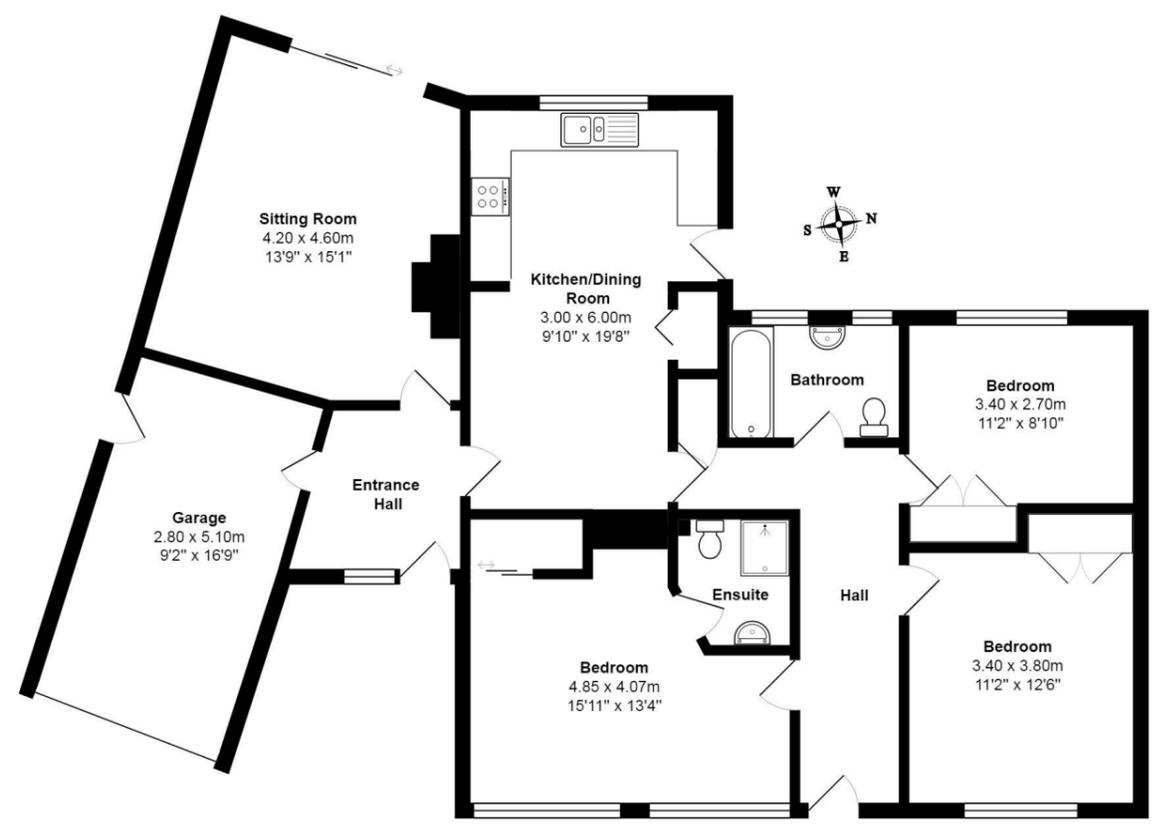
The graph shows the current energy efficiency of your home.

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.



32 Summerhill Road, Liverton  
Total Area: 113.6 m<sup>2</sup> ... 1223 ft<sup>2</sup> (excluding garage)



**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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**01626 834534**

32 Summerhill Road, Liverton, Devon TQ12 6HF  
Guide Price £340,000  
[woodshomes.co.uk](http://woodshomes.co.uk)