



- ⬆ Entrance porch and hallway
- ⬆ Four double bedrooms (one en suite)
- ⬆ Bathroom and separate WC
- ⬆ Lounge
- ⬆ Conservatory
- ⬆ Study area and two under house storage rooms
- ⬆ Kitchen/breakfast room
- ⬆ Utility room
- ⬆ Detached garage and driveway parking
- ⬆ Delightful gardens

Our View “A deceptively spacious split level home with immaculately presented gardens”



This spacious family home with delightful gardens is situated on a cul de sac in Liverton offering four double bedrooms.

The accommodation comprises the entrance porchway leading into the entrance hallway where you will find access to the four double bedrooms. All the bedrooms feature double glazed windows enjoying pleasant views to the front or over the garden. One of the bedrooms features an en suite shower room. Also situated on this floor is a bathroom and separate WC.

To the lower ground floor you will find the lounge which features wooden flooring and a woodburner fireplace. A door provides access to a study area and a further two under house storage rooms. The kitchen/breakfast room comprises a range of fitted wall and base units with solid wooden worktops and a stainless steel mixer tap sink and drainer. There is a feature double oven and space for a fridge/freezer and dishwasher. A double glazed window to the rear overlooks the garden and there are inset spotlights and wood effect laminate flooring. The utility room features matching units to those in the kitchen with space and plumbing for a washing machine and tumble dryer, stainless steel mixer tap sink and drainer and access to a separate WC. Completing the lower ground floor is the delightful conservatory with double glazed windows overlooking the surrounding gardens and a door onto the garden.

Externally, 53 Summerhill Crescent really comes to life. To the front via gated access, you will find a driveway providing parking for two to three cars leading to a detached garage providing power and light. The front garden is well maintained with a level lawn surrounded by an attractive assortment of flowerbeds. A gated access to the side leads to the stunning rear garden with a large level lawn and a decked area, ideal for outside dining and entertaining. The rear garden is surrounded by mature flowerbeds and hedgerow and makes for an ideal area for modern family living.

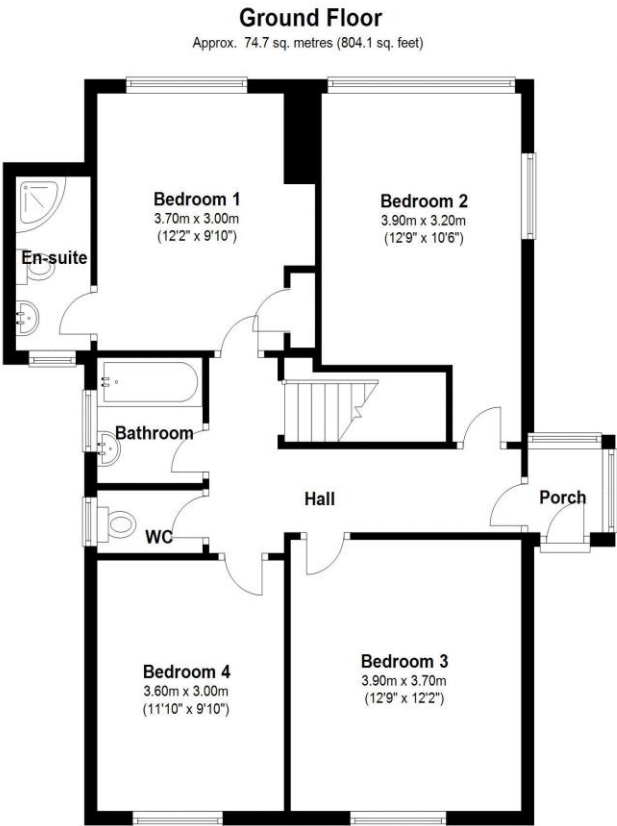
Summerhill Crescent is situated in popular Liverton, a village on the edge of Dartmoor National Park. The A38 is nearby and provides dual carriageway access to both Plymouth and Exeter and the motorway network beyond. Bovey Tracey is some 3 miles away and provides shopping facilities for day to day needs, 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			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.



Total area: approx. 152.9 sq. metres (1645.7 sq. feet)
53 Summerhill Crescent, Liverton



ESTATE AGENTS
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DISTINCTIVE HOMES

53 Summerhill Crescent, Liverton, Newton Abbot, Devon, TQ12 6HG

Ref: DSN4449

£345,000 Freehold

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