



- ✓ Entrance hallway
- ✓ Cloakroom
- ✓ Living/dining room
- ✓ Conservatory
- ✓ Kitchen
- ✓ Four bedrooms (master en suite)
- ✓ Family bathroom
- ✓ Garage/store and driveway parking
- ✓ Very private rear garden
- ✓ Village location

Our View “Spacious family home with private rear garden in popular village location”



This well presented four bedroom link detached house with good size living space and a conservatory is conveniently situated on a cul de sac in the popular village of Liverton.

The accommodation comprises the entrance hallway with useful storage beneath the stairs and access to the downstairs cloakroom. The living room is accessed via a panelled wooden door and is a good sized room with a gas fireplace and double doors leading onto the conservatory which is a superb living space with wooden flooring and sliding doors onto the garden. From the living room you have an opening which leads to the dining area with wooden flooring and door to the garden. There is also an internal door providing access to the garage. The kitchen features a range of matching wall and base units, mixer tap sink and drainer, built in cooker with ceramic hob and extractor above and space for a fridge/freezer, washing machine and dishwasher. There is wooden flooring and a double glazed window to the front.

To the first floor you will find four bedrooms with the master benefiting from an en suite shower room and storage cupboard. The main family bathroom comprises a low level flush WC, pedestal wash hand basin and panelled bath.

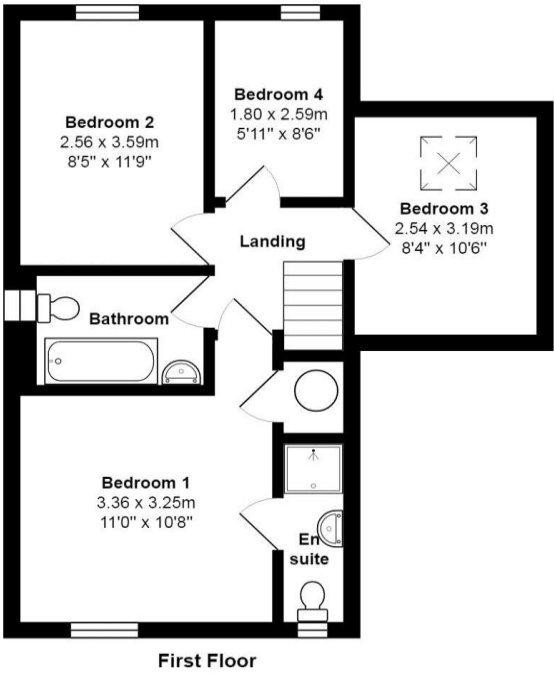
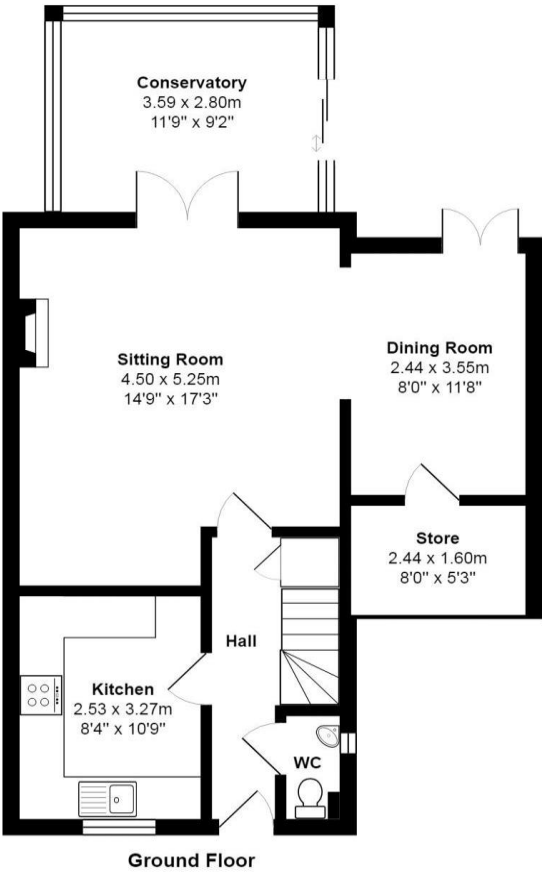
Externally, the property features well maintained gardens. To the front you will find a block paved driveway for one car leading to the garage/store and the front entrance. To the rear you have a very private garden leading from the conservatory and dining room with a gravelled area, level lawn and decking providing an ideal space for outside dining and entertaining. A gate leads to the well maintained communal gardens for exclusive use of Pottery Yard residents.

Pottery Yard 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	53	57
(21-38) F	31	36	(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.



17 Pottery Yard, Old Liverton
Total Area: 111.4 m² ... 1199 ft²



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17 Pottery Yard, Liverton, Newton Abbot, Devon, TQ12 6LR

Ref: DSN3661

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£289,950 Freehold

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