



This beautifully presented, detached home boasts stunning gardens, charming character features, and immaculate interiors throughout. With its spacious layout, inviting kerb appeal and tranquil outdoor spaces, this is a rare opportunity to own a truly special property.

41 Benedicts Road | Liverton | TQ12 6JL

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,266 sq ft



LOCATION

Liverton



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Conservatory



EPC RATING

74C



COUNCIL TAX BAND

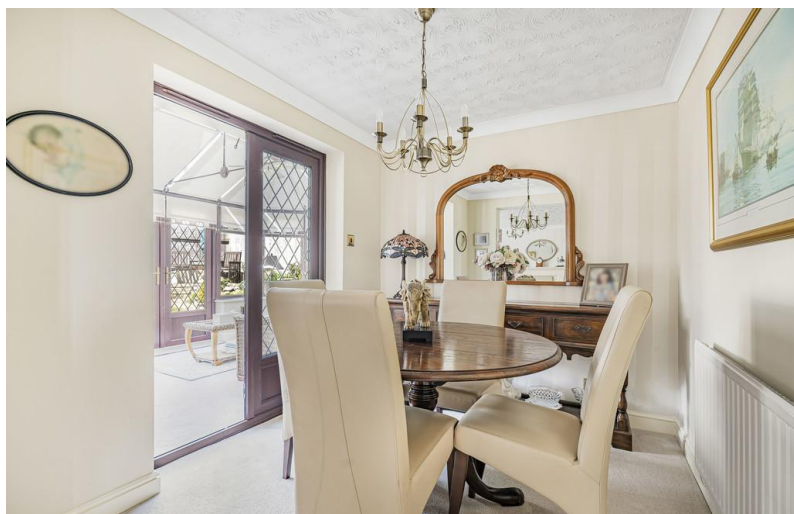
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in a nutshell...

- Living Room
- Dining Room
- Spacious Conservatory
- Utility
- Modern Fitted Kitchen
- Four Bedrooms
- Family Bathroom
- Landscaped Gardens
- Cloakroom
- Garage and Driveway





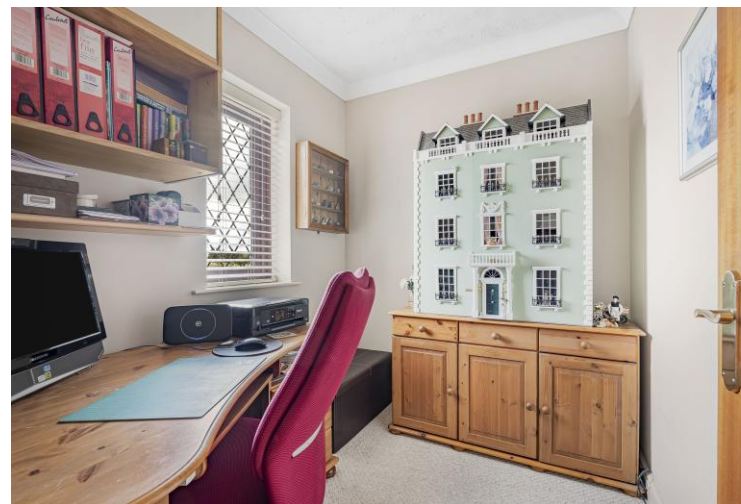
the details...

Upon entering the property, you are welcomed into a spacious and well-presented Entrance Hall, which sets the tone for the rest of the home. From here, all principal ground floor rooms are easily accessed, creating a practical and inviting flow throughout. Doors lead to the kitchen, reception rooms and cloakroom fitted with WC. The Kitchen is fitted with a range of contemporary units, ample work surfaces for preparing meals, and integrated appliances include double oven, gas hob, dishwasher and space for free standing fridge/freezer. This practical space is ideally positioned and overlooks the delightful front garden.

The Living Room is generously proportioned and beautifully styled in soft, neutral décor. An electric feature fireplace with a classic mantelpiece provides a warm focal point, while wonderful Bay windows fill the space with natural light flowing in from the well-maintained rear garden-making it a perfect setting for relaxing or hosting guests. The living room flows seamlessly into the dining room, a bright and elegant space for entertaining on special occasions. Tastefully decorated in neutral tones, this room enjoys a pleasant outlook and opens into the spacious conservatory. The conservatory is situated at the rear of the property and offers lovely views over the garden and double doors that lead out to the patio- ideal for year round enjoyment. Completing the ground floor accommodation is the useful utility room which has been partially converted from the original garage. There is space for a washing machine and tumble dryer and offers direct access into the remainder of the garage along with a side door stepping into the garden.

A beautifully presented landing with a feature chandelier and gallery balustrade provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous size and includes fitted wardrobes. There are three further bedrooms, two doubles and a well-proportioned single bedroom which is currently utilized as an office. The family bathroom has been finished to a high standard, featuring a classic white suite with a bath and overhead rainfall shower, chrome fittings, and full-height tiling in warm tones.

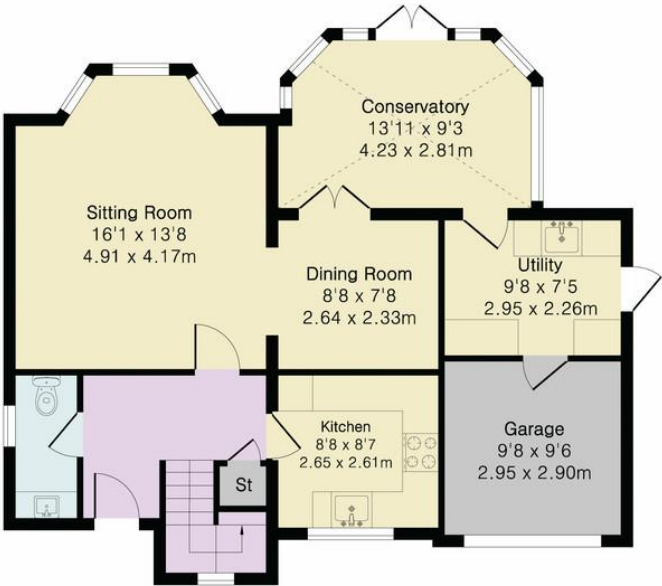
The beautifully maintained front garden offers a warm welcome with its vibrant flower beds and hanging baskets. The space is bursting with colour and character, providing excellent curb appeal. The rear garden has been landscaped, offering a variety of well-maintained shrubs, colourful planting, and mature trees. A paved patio area, ideal for outdoor dining, sits beneath a charming arbour, while multiple seating areas invite you to relax and enjoy the surroundings. The side garden is equally picturesque and provides access between the front and rear of the property.



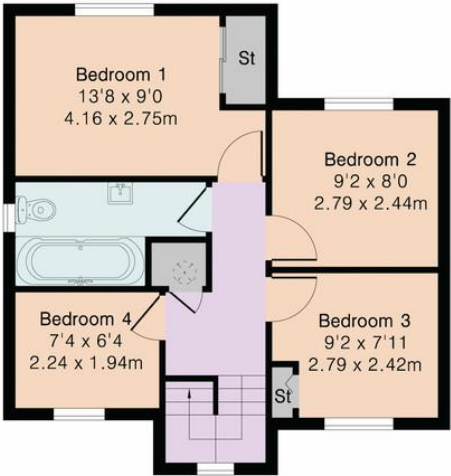
Approximate Gross Internal Area 1266 sq ft - 118 sq m
(Including Garage)

Ground Floor Area 794 sq ft – 74 sq m

First Floor Area 472 sq ft – 44 sq m



Ground Floor



First Floor



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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the location...

Liverton is 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 railway station offering connections to London Paddington and Waterloo.

Shopping

Late night pint of milk: Marks and Spencer Garage 1.2 miles

Village shop: 0.5 mile

Town centre: Bovey Tracey 2.8 miles

Supermarket: Co-Op 2.4 miles

Relaxing

Beach: Teignmouth 11 miles

Park in Bovey Tracey: 2.4 miles

Tennis court, swimming pool etc: 2 miles

Golf: Stover 1.5 miles

Haytor Dartmoor: 4.9 miles

Travel

Bus stop: Benedicts Road

Train station: Newton Abbot 5 miles

Main travel link: A38 Drumbridges 0.5 mile

Airport: Exeter 19 miles

Schools

Blackpool Primary School: 0.7 mile

Stover School: 2 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 6JL**

how to get there...

From the A38 take the Drumbridges exit and follow the sign posts to Liverton. Continue on this road, passing the General Store on the left and take the third turning on the right into Benedicts Road, where the property can be found on the left hand side.





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