

Flat 6, Cummings Court Cummings Cross, Liverton - TQ12 6HJ

Guide Price £235,000 Leasehold (Sixth share of the freehold - 999 years started in 1987)

Charming 2-bed ground floor flat at rear of Cummings Court with private entrance & garden. Tranquil retreat with period features & potential for modern updates.


chamberlains
the key to your home

Contact Us...

 01626 818094

 boveysales@chamberlains.co

 50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

Mains electric, water and drainage connected.
 Electric Heating & Immersion Tank.
 Tenure: Leasehold with a sixth share of the Freehold (999 year leasehold started in 1987). Residents Management Company. Currently £100pm building maintenance/insurance charge & upkeep of communal garden. No dogs allowed.
 EPC: F /Council Tax Band C. (£2026 p.a 2023/24)

ROOM MEASUREMENTS:

Lounge/Diner: 7.01m x 4.52m (23'0" x 14'10")
 Kitchen: 6.11m x 3.01m (20'0" x 9'10")
 Conservatory: 4.12m x 2.57m (13'6" x 8'5")
 Bedroom: 4.61m x 4.33m (15'2" x 14'2")
 Bedroom: 4.62m x 2.78m (15'2" x 9'1")
 Bathroom: 3.31m x 2.39m (10'10" x 7'10")

AGENTS INSIGHT:

"This unique ground floor apartment is ideal for a first time buyer or those wishing to down size to a comfortable, easy maintenance home. The high ceilings and tiled floors almost give it a Mediterranean feel and the fact it has its own garden space makes it different from other apartments. The conservatory is a wonderful place to relax and enjoy the garden but also giving an extra reception room too. If it wasn't for the fact that the current owners need to move closer to family, they would be very happy to stay there."

**STEP OUTSIDE:**

Noteworthy is the flat's unique offering of its own private outdoor space, a rarity amongst the six flats at Cummings Court. This fully paved garden area provides a low-maintenance retreat for leisurely activities and the opportunity to cultivate a personal sanctuary with the addition of potted plants. Additionally, a convenient outbuilding offers storage space for gardening tools and equipment.

**LOCATION:**

Cummings Court is ideally located in Liverton which is situated on the edge of the Dartmoor National Park, it has a popular village pub and well stocked general stores & post office. This property sits in close proximity of the well regarded, Blackpool School and within easy walking distance of the Trago Mills complex including shops, supermarket, DIY store and leisure complex. The nearby moorland village of Ilsington offers church, general store, bowling and tennis clubs and a spa hotel among other amenities. The town of Bovey Tracey is approximately 2 miles away and offers a range of local shops, cafes and eating places as well as health centre, library and a renowned craft centre. It is in within easy reach of the A38 Devon Express way linking Exeter and Plymouth.



STEP INSIDE:

Nestled at the rear of Cummings Court, this 2-bedroom ground floor flat exudes character and charm. Boasting its own private entrance and garden, this property offers a tranquil retreat from city life.

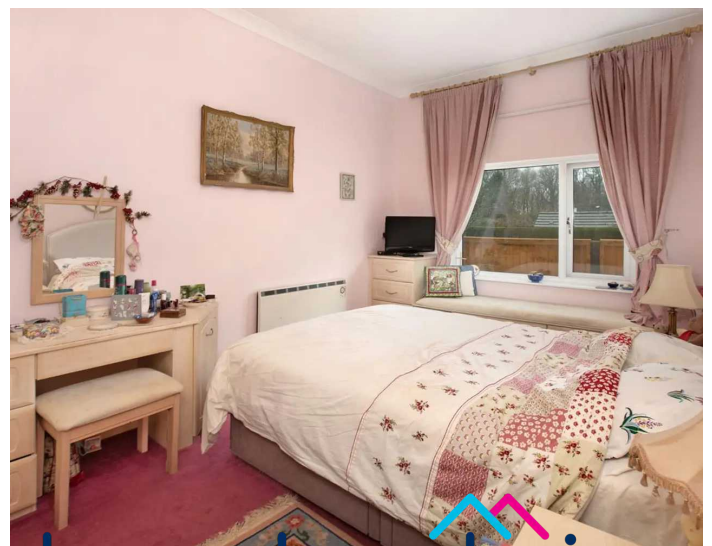
Upon entry, you are greeted by a spacious entrance leading seamlessly into the kitchen. The kitchen, though dated in design, is fully functional with ample storage space and room for essential appliances. The under counter washing machine, dishwasher and fridge can all remain in place for the new buyer. The adjacent conservatory, a delightful addition from two decades ago, provides a serene oasis for relaxation throughout the year.

A door way leads through and welcomes you into the spacious living and dining area characterised by its soaring ceilings and abundant natural light. The space offers flexibility for various furniture layouts and personalisation. There is an electric fireplace currently in place which will not remain in situ.

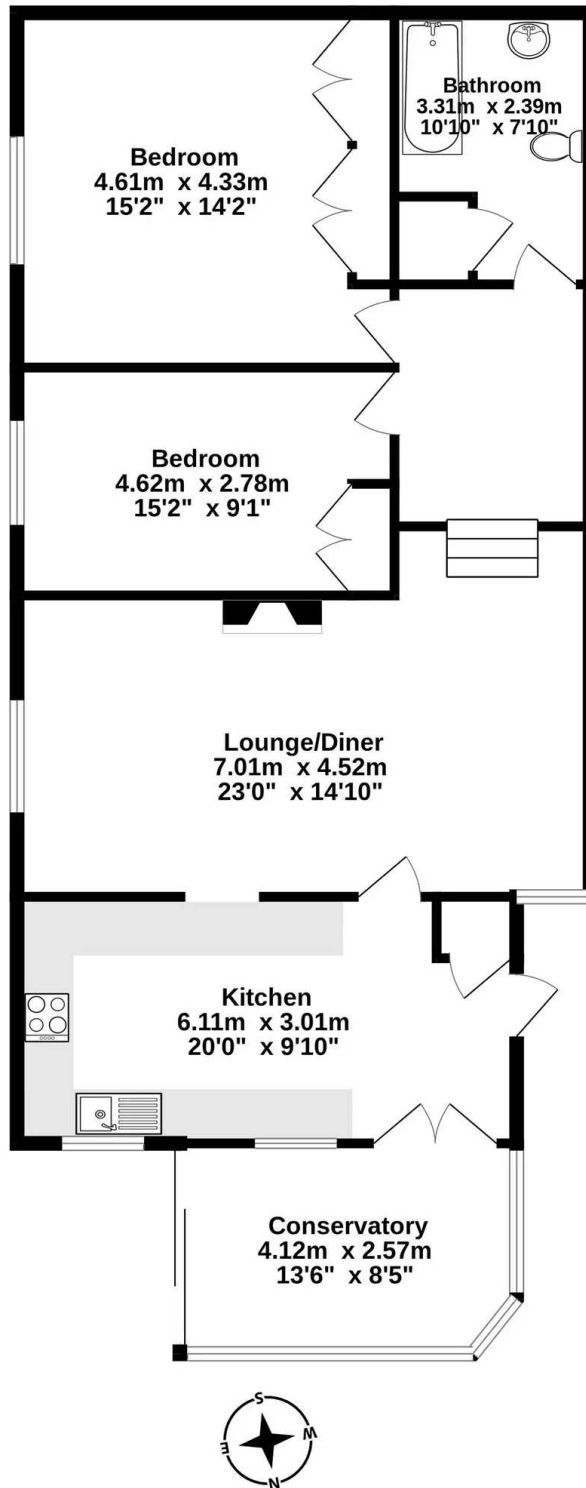
Four steps lead up to the living accommodation with two generously sized double bedrooms, both featuring built-in wardrobes.

The bathroom, complete with a storage cupboard housing the original water tank, offers convenience and practicality with a bath and overhead shower, WC and wash basin. Please note there is no window in the bathroom.

Ideally suited for those seeking a peaceful abode with unique features including archways & elegant high ceilings with the potential to infuse modern touches, this ground floor flat presents a versatile canvas for future customisation.



Ground Floor
103.8 sq.m. (1117 sq.ft.) approx.



TOTAL FLOOR AREA : 103.8 sq.m. (1117 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



You can include any text here. The text can be modified upon generating your brochure.

