



## 1 Kittersley Drive, Liverton - TQ12 6YX

Guide Price £425,000 Freehold

A modern four bedroom detached house with free-flowing ground floor accommodation, three double bedrooms plus a single room, bathroom & ensuite, a low maintenance garden plus a double garage. Available with no forward chain. Freehold/EPC: C



### Contact Us...

📞 01626 818094

✉ boveysales@chamberlains.co

🏠 50 Fore Street  
Bovey Tracey TQ13 9AE

## ROOM MEASUREMENTS:

Lounge: 5.58m X 4.13m (18'4" X 13'7")

Kitchen/Dining Room: 6.09m x 3.59m  
(20'0" x 11'9")

WC: 2.14m x 1.02m (7'0" x 3'4")

Utility Room: 2.14m x 2.14m (7'0" x 7'0")

Bedroom: 4.13m x 3.72m (13'7" x 12'2")

En-Suite Shower Room: 3.08m x 1.32m  
(10'1" x 4'4")

Bedroom: 3.59m x 3.12m (11'9" x 10'3")

Bedroom: 3.59m x 2.97m (11'9" x 9'9")

Bedroom/Study: 2.24m x 2.14m (7'4" x  
7'0")

Family Bathroom: 3.08m x 1.94m (10'1" x  
6'4")

Garage: 5.86m x 5.39m (19'3" x 17'8")

## USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: C

Council Tax Band: D (£2379.66 2024/25)

Local Authority: Teignbridge District  
Council

Services: Mains water, drainage, electricity  
& gas

Broadband Type Available:

Standard - Highest available download  
speed: 2 Mbps / Highest available upload  
speed: 0.4 Mbps

Superfast - Highest available download  
speed: 46Mbps / Highest available upload  
speed: 8Mbps

Ultrafast - Not Available



## STEP OUTSIDE:

To the front of the property is a driveway with space for two vehicles and a detached double garage with two up and over doors and a pedestrian door to the side. To the side of the house is a rendered wall with a central gate leading to a side patio, currently laid to a slab path with gravel. This leads to the rear garden which is mainly laid to patio with gravel and various plants and a mature tree. The boundaries are provided by fencing.

## AGENTS INSIGHT:

"This ideal family home, positioned in a popular residential area, is modern and bright throughout. The ground floor space flows really nicely and the separate utility room is extremely useful. Upstairs three of the rooms are doubles, two of which have fitted wardrobes too. Whilst the garden is on the smaller size, it requires very little maintenance which is great with busy lives! There are lots of green spaces locally to enjoy including Liverton Plantation"



## LOCATION:

Liverton is situated on the edge of the Dartmoor National Park, it has a popular village pub and well stocked general stores & post office. 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.





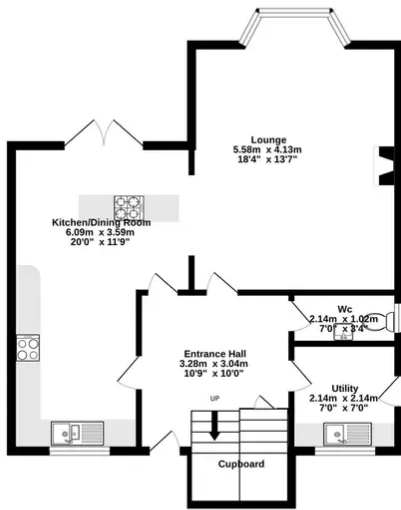
#### STEP INSIDE:

You enter the property into a spacious entrance hallway with stairs rising to the first floor. The kitchen has been fitted with modern units providing ample storage with plenty of granite effect worktop space. There is an integrated fridge, dishwasher, double oven and hob. The kitchen flows into the dining area where there is plenty of space for a family table and chairs, patio doors leading onto the rear garden and a return door to the hallway. A square arch leads into the living room providing a free-flowing space and plenty of natural light throughout the ground floor. The living room also overlooks the rear garden and features a stone fireplace with electric fire inset which creates a focal point to the room and additional heating in the winter, return door to hallway. Also on the ground floor is a cloakroom with WC and a utility room housing the boiler, further worktops, units and sink, space for a washing machine and further under counter appliance. A door leads to the side of the property.

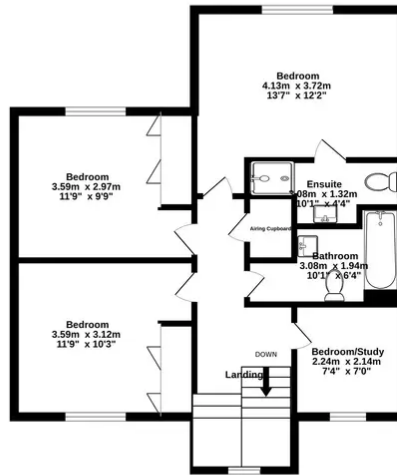
On the first floor there are two double bedrooms with fitted wardrobes, a further double bedroom and a single bedroom which could also be used as a study. The main bathroom has a bath with a shower screen and electric shower over, basin and WC and the ensuite has a shower unit, basin and WC.



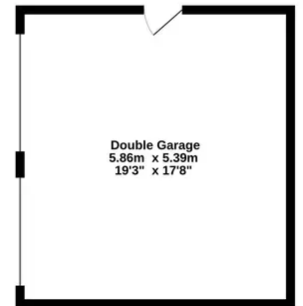
Ground Floor  
58.2 sq.m. (627 sq.ft.) approx.



1st Floor  
57.3 sq.m. (617 sq.ft.) approx.



2nd Floor  
31.6 sq.m. (340 sq.ft.) approx.



**TOTAL FLOOR AREA : 147.2 sq.m. (1584 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

