



Jacaranda, Exeter Cross, Liverton - TQ12 6EY

Offers in Excess of £295,000 Freehold

A Two Bedroom, Detached Bungalow (non standard construction) located in the popular Village of Liverton. Close to the Local Convenience Store and on a Bus Route. Plenty of Parking and Outbuildings. Available Chain Free.


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Contact Us...

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 50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: D

Local Authority: Teignbridge District Council

Council Tax Band D. (£2332.49 p.a 2024/25)

Services: Mains water, drainage, electricity & gas

Vaillant Boiler - Last Serviced: Nov 2023

We are advised this is A Non Traditional Construction

Liverton Post Office and Store: Approx 100 yards

Bus Stop: Approx 150 yards

**AGENTS INSIGHT:**

“Ideal for those looking for a development project or just to keep it as it is and to put your own stamp on it. Situated on a good sized plot this property is well worth a look. The outbuildings are great for storage or to create a workshop. Plenty of parking and on a level plot, what’s not to like?”

STEP OUTSIDE:

A large plot which is enclosed with fencing and hedges. A sweeping driveway from the gateway passed the property and up to the garage and car ports. A wooden summer house is located on the right of the garden and a pond is at the end. An array of mature plants and shrubs line the garden and various areas of lawn give plenty of places to sit out in the sunshine.

**LOCATION:**

This bungalow 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:

This detached, two bedroom bungalow (non traditional construction) is situated in the middle of a 0.2acre plot. In need of some modernising and decorating, it is completely habitable as it is, however could be looked at as a development opportunity. Currently the accommodation has a living room/diner, small kitchen with utility porch, two bedrooms, one of which has a sun room attached to it and a further reception room which links the two bedrooms. This could also be used a dining room or study area if required.

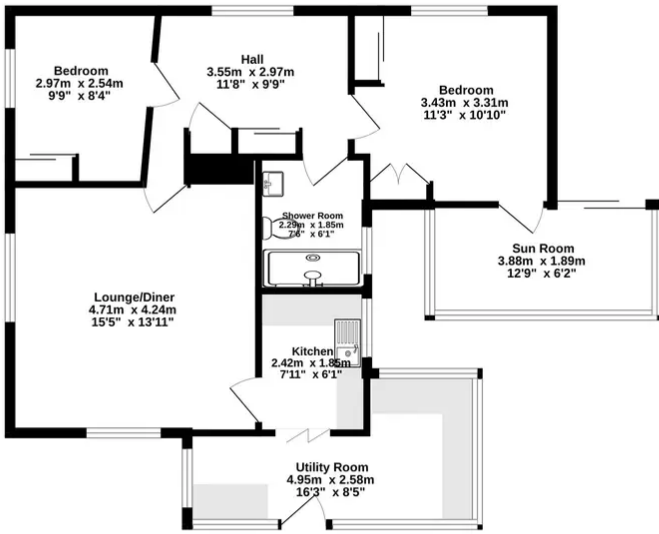
The large garage/workshop has also got 2 car ports attached to one side, ideal for storage or to create a double garage (subject to relevant planning permission)

ROOM MEASUREMENTS:

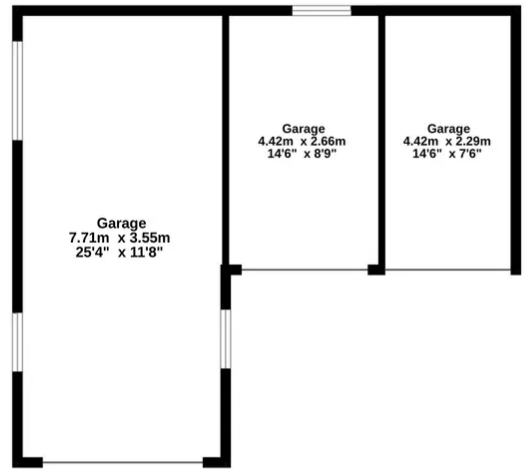
- Lounge/Diner: 4.71m x 4.24m (15'5" x 13'11")
- Kitchen: 2.42m x 1.85m (7'11" x 6'1")
- Second Reception Room/Hall: 3.55m x 2.97m (11'8" x 9'9")
- Bedroom: 3.43m x 3.31m (11'3" x 10'10")
- Bedroom: 2.97m x 2.54m (9'9" x 8'4")
- Shower Room: 2.29m x 1.85m (7'6" x 6'1")
- Sun Room: 3.88m x 1.89m (12'9" x 6'2")
- Utility Room/Porch: 4.95m x 2.58m (16'3" x 8'5")
- Garage: 7.71m x 3.55m (25'4" x 11'8")
- Car Port 1: 4.42m x 2.66m (14'6" x 8'9")
- Car Port 2: 4.42m x 2.29m (14'6" x 7'6")



Ground Floor
70.8 sq.m. (762 sq.ft.) approx.



Garage
49.3 sq.m. (530 sq.ft.) approx.



TOTAL FLOOR AREA : 120.1 sq.m. (1292 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.
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