



17 Summerlands Court, Liverton - TQ12 6HB

Guide Price £175,000

A Detached Residential Park Home Situated in Liverton. Living Room, Kitchen/ Dining Room, Two Double Bedrooms and Shower Room. Driveway and Garage on a Generous Sized Plot. ***Available Chain Free.***


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 50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

Heating: LPG Gas Boiler

Services: Mains water, drainage & electricity. LPG Gas supply.

For gas and electric supply a meter reading is taken every 3 months by the site owner and you pay the park directly for the amount you use. Water supply is paid as an equal share of the whole park's usage, direct to the park. Drainage is paid direct to South West Water.

Local Authority: Teignbridge District Council

Council Tax Band: A (£1554.99 PA 2024/2025)

Tenure: Residential Park Home - Site Owner is Berkeley Park.

EPC Rating: Exempt

Service/ground rent charge is approx £240 per month. Age restriction applies 50+ years. Maximum of one pet allowed. (one cat or one dog). Maximum of one car allowed.

Please note that on a sale of a park home, the seller has to pay the site owner 10% of the sale price.



STEP OUTSIDE:

The property sits on a generous plot which has been landscaped beautifully by the owners. To one side of the property is a large patio, enclosed by fencing. The patio then runs adjacent to the property leading to the other side where there is a further large patio and area of lawn. A gate leads to the driveway and there is a side door into the garage. The remainder of the garden is well stocked with a variety of plants and shrubs, a shingle area and a variety of different seating areas to enjoy the sunshine at different times of the day.

ROOM MEASUREMENTS:

Lounge: 6.68m x 3.66m (21'11" x 12'0")

Kitchen/Dining Room: 7.73m x 3.51m (24'2" x 11'6")

Bedroom: 3.80m x 3.55m (12'6" x 11'8")

Bedroom: 3.51m x 2.30m (11'6" x 7'7")

Shower Room: 2.77m x 2.33m (9'1" x 7'8")

Garage: 6.15m x 2.86m (20'2" x 9'5")



LOCATION:

This Park Home site is situated in Liverton, and located in a quiet, residential park. Liverton is on the edge of the Dartmoor National Park, it has a popular village pub and superbly stocked general stores and post office. The neighbouring village of Illsington offers a church, a 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 a health centre, library and a renowned craft centre. It is within easy reach of the A38 Devon Express way linking Exeter and Plymouth.



AGENTS INSIGHT:

"This deceptively spacious, residential park home is on a larger than average plot and is ideally located in the popular village of Liverton. Located on a small residential park with a community feel."



STEP INSIDE:

You step into the entrance hallway, an ideal place to hang coats and leave shoes. The living room is a generous size with a large window overlooking the front aspect. There is a feature fireplace with a woodburning stove and brick surround.

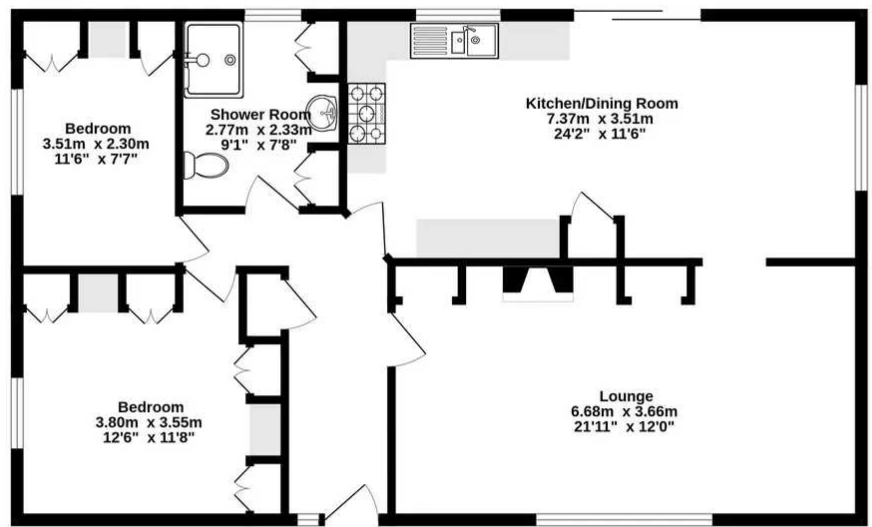
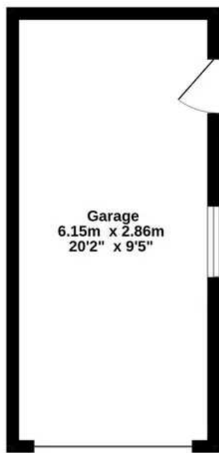
The kitchen/diner is another sizeable room with ample space for a large table and chairs. A large window allows for natural light to flood the room and a door leads to the garden. There are a range of units with space for a slimline dishwasher, fridge/freezer, washing machine and range style oven.

A large cupboard houses the gas boiler. There are two double bedrooms, both with fitted wardrobes and serviced by a spacious shower room, fitted with a WC, basin and modern double shower unit.



Garage
17.6 sq.m. (189 sq.ft.) approx.

Ground Floor
85.5 sq.m. (920 sq.ft.) approx.



TOTAL FLOOR AREA : 103.1 sq.m. (1109 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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