



Liverton

2x  1x 

ENERGY
RATING
E51

- Virtual Tour Available
- Semi-Detached Family Home
- 2 Double Bedrooms
- Lounge/Diner
- UPVC Double Glazed Conservatory
- Separate Ground Floor WC
- Garage & Driveway
- No Onward Chain

Guide Price:
£245,000
FREEHOLD

55 Benedicts Road, Liverton, Newton Abbot, Devon, TQ12 6JL

A two bedroom house offering well proportioned accommodation with potential for the new owner to improve and personalise. This desirable home is located on the fringes of Dartmoor National Park in sought after Liverton. The historic village boasts a primary school, post office / store, local public houses and village hall. The Bovey Tracey is approximately 3 miles away whilst the larger market town of Newton Abbot is approximately 5 miles away and benefits from a mainline railway station. There is good access onto the A38 Devon Expressway linking Plymouth, Exeter and the M5 motorway.

Accommodation:

A UPVC part obscure double glazed entrance door leads to the entrance hall with a cloakroom/WC comprising low-level WC, corner wash basin, heated towel rail and UPVC obscure double glazed window. The lounge/diner has a UPVC double glazed window to front, night storage heaters, glazed double doors to conservatory and opening to the kitchen with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, space for appliances and UPVC double glazed window. The conservatory has UPVC double glazed windows and French doors leading to the garden.

Upstairs on the first floor the landing has access to loft. Bedroom one has a UPVC double glazed window to front with electric panel heater, storage cupboard and airing cupboard with hot water cylinder and slatted shelving. Bedroom two has a UPVC double glazed window to rear and electric panel heater. The shower room has a corner shower

cubicle, low-level WC, pedestal wash basin, heated towel rail and UPVC obscure double glazed window.

Outside:

The rear garden is enclosed with paved patio, level lawn with flower and shrub borders and gate to rear access lane.

Parking:

Outside to the front there is a driveway leading to a single garage with metal up over door, power and light.

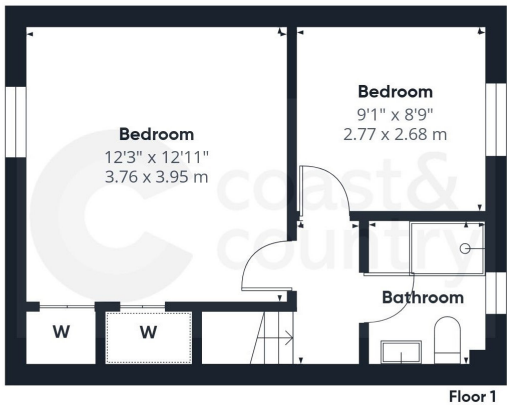
Directions:

From A38 Drum Bridges Roundabout. Take the Liverton exit. Take the first right into Old Liverton Road. Take the fifth turning on the left into Benedicts Road.



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Electric heating. Mains electricity.

Probate granted 25th September 2025

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes are ± 0.1 m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.