

**SAMPLE
MILLS**



**Shapley Way
Liverton
Newton Abbot
Devon**

£495,000
FREEHOLD





**Shapley Way, Liverton,
Newton Abbot, Devon**

£495,000 freehold

A spacious 4/5 bedroom detached family property situated in the prestige area of Liverton, close to the Gateway to the Moors and other surrounding areas. The property occupies a level location and is offered for sale in excellent decorative order throughout. The property is well positioned for access to the A38 and M5 motorway, with easy travelling distance to Plymouth and Exeter, whilst also having lots of amenities to hand to include local shops, schools and public services. The accommodation is beautifully presented and offers a perfect haven of space, comfort and privacy, set on a generous size plot.

The property benefits from a recently fitted kitchen with high gloss units, Oak door and engineered Oak floors covering the majority of the ground floor, lounge/dining area that is bright and airy with windows looking over the front and rear gardens and is ideal for family gatherings. The property has 4/5 bedrooms which are well proportioned including a master en-suite shower room and a separate family bathroom.

The property benefits from ample off road parking with a double garage and a level rear garden that is mature and very well maintained and enjoys a South facing aspect, with an open outlook over to Dartmoor and the surrounding area.

The transport links to and from the property are excellent, with easy access to all the major roads and the mainline railway station, and there are a variety of green spaces and parks around the area which are ideal for walking, jogging, cycling and weekend picnics.

The property offers a wonderful balance between suburban tranquility and everyday convenience and is ideal for those looking to settle into a welcoming and well connected community. If you would like more information on this property, please do not hesitate to contact the office and we would be more than happy to talk to you in detail about it.



GROUND FLOOR

uPVC composite door to:

Entrance Hallway

Mat well. Dado rail. Textured ceiling. Double panelled radiator with cover. Engineered Oak floor. Oak door providing access to:

Downstairs Cloakroom

Low level w/c. Wash-hand basin. Base unit. Obscure double glazed window to the front. Chrome fitted ladder radiator. Wooden Oak flooring.

Oak sapele doors opening onto:

Lounge – 5.50m x 3.40m (18'1" x 11'2")

Oak engineered flooring. uPVC double glazed windows to the front with fitted shutters. TV point. Single panelled radiator. Feature fireplace with wooden surround, insert, mantle over and built-in log burner with raised hearth. Further double panelled radiator. Squared arch through to:

Dining Room – 3.60m x 2.70m (11'10" x 8'10")

Engineered Oak flooring. Double panelled radiator. uPVC double glazed patio doors onto the rear garden.

Kitchen/Breakfast Room – 3.60m x 2.50m (11'10" x 8'2")

A range of high gloss fitted base units. Worktop surface areas with hard standings. Mixer tap with drainer over. uPVC double glazed windows to the rear. Range of wall mounted cupboards. Bosch induction hob with ceramic splash back and Cook and Lewis extractor fan over. Wooden effect flooring. Built-in Belko fan assisted single oven with microwave over. Built-in fridge and freezer. Built-in dishwasher. Oak fitted doors. Fitted spot lamps.

Study/Bedroom 5 – 5.10m x 2.60m (16'9" x 8'6")

Engineered Oak flooring. Wooden panelling. Dado rail. Single panelled radiator. Fitted spot lamps. uPVC double glazed window to the rear. uPVC double glazed double opening doors onto the level rear patio decking area. Bin walk through area. Oak door provides access through to:

Double Garage – 5.10m x 5.10m (16'9" x 19'9")

Electric roller up and over doors. Electric consumer box. Fitted strip fluorescent lighting. Loft void access. Utility area incorporating plumbing for washing machine. base unit and drainer with taps over. Part tiled walls. Shelving.

STAIRCASE RISING FROM THE HALLWAY TO FIRST FLOOR LANDING

Wooden balustrade. uPVC double glazed window to the side. Built-in airing cupboard. Access to loft area. Doors off to:

Master Bedroom – 3.60m x 3.60m (11'10" x 11'10")

uPVC double glazed windows looking over the rear. Double panelled radiator. Textured ceiling. Built-in triple aspect mirror fronted wardrobes with sliding doors and hanging rails. Oak door. Door through to:

En-Suite

600 walk-in shower cubicle with glass panels and fitted Mira shower. Low level w/c. Wash-hand basin. Extractor fan. Concealed lighting. Shaver light and mirror. Tiled walls. Tiled floor.

Bedroom 2 – 3.01m x 2.90m (9'11" x 9'6")

Faces the front of the property. Double panelled radiator. Textured ceiling. uPVC double glazed window with built-in shutters with moving slats.

Bedroom 3 – 2.90m x 2.30m (9'6" x 7'7")

Double panelled radiator. Textured ceiling. uPVC double glazed window with opening shutters.

Bedroom 4 – 2.50m x 2.10m (8'2" x 6'11")

uPVC double glazed window. Roller blind. Fixed mirror. Textured ceiling.

Bathroom

Panelled bath with shower screen, tiled walls, glass shelving and fitted Aqualisa shower. Low level w/c. Wash-hand basin. Fixed medicine cabinet. Chrome fitted ladder radiator. Oak door. Obscure glazed window.

OUTSIDE

To the front of the property, there is paved parking for several cars with path leading to the front door, with a covered veranda. The garden to the front is lawned with a hedgerow and mature plants.

To the rear of the property, the garden is level, enclosed and mature with a good range of borders, plants and shrubs. There is a decking area that runs the full length of the property, that has been extended. There is a gravelled area with a good range of borders, shrubs and plants. There is an expanse of level lawned garden, again enclosed fenced surround with a good range of mature trees and plants and mature shrubbery. Two outside lights. Electric power point. Outside water tap. There is gravelling to the side. A gate provides access onto the front of the property. A paved path leads to the front.

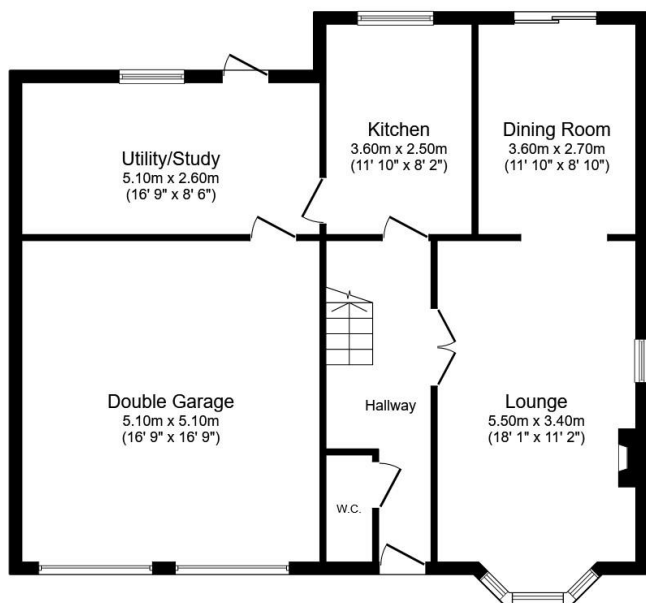
AGENT'S NOTE

Council Tax Band: 'E' £2988.83 for 2025/26

EPC Rating: 'D'

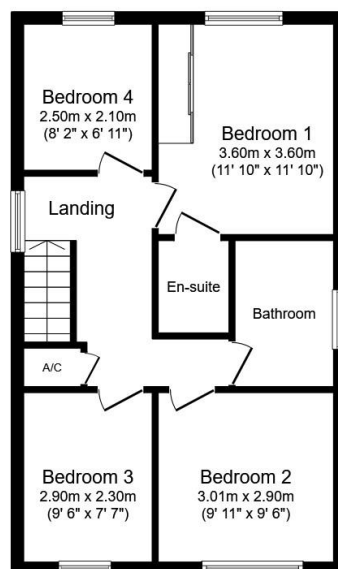
Long Term Flood Risk: Very Low





Ground Floor

Floor area 92.2 sq.m. (992 sq.ft.)



First Floor

Floor area 48.8 sq.m. (525 sq.ft.)



Outbuilding

Floor area 6.7 sq.m.
(72 sq.ft.)

Total floor area: 147.6 sq.m. (1,589 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**SAMPLE
MILLS**

3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove

Zoopla.co.uk

PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

S712 Ravensworth 0191 917 9331