



**14 Shapley Way**

**Liverton, Newton Abbot TQ12 6PN**





# 14 Shapley Way

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Guide Price £350,000

**A 3-bedroom detached bungalow with living room, kitchen, large sitting room with dining area, a conservatory and additional WC to the family bathroom. Vehicle parking on the driveway, a garage, attractive front garden and side access to the rear garden.**

## Situation:

Shapley Way is situated in the popular village of Liverton, approximately 5.5 miles north west of Newton Abbot which is on the edge of the magnificent Dartmoor National Park. Liverton offers good amenities including a village pub, general stores and post office. The A38, linking Exeter and Plymouth to the M5, is within a short distance of the village and there is a mainline railway station to London Paddington at Newton Abbot. Great educational facilities can be found nearby including the well renowned Blackpool Primary School and Stover School whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away

## Description

14 Shapley Way is a well maintained 3-bedroom detached bungalow with living room, kitchen, large sitting room with dining area, a conservatory and additional WC to the family bathroom. There is parking for one vehicle on the driveway, a separate garage, attractive front garden and side access to the rear garden.

## Accommodation:

**Hallway:** 13'8" x 4'6" (4.21m x 1.43m)

Part glazed panel front door, laminate flooring, artex ceiling and painted walls with a window to the front.

**Kitchen:** 9'8" x 8'1" (2.99m x 2.48m)

Tiled floor, part-tiled walls, window to front of property. Under and over counter units, stainless steel sink and drainer and laminate worktop. Boiler (Baxi) located in corner, gas hob with extractor fan above, electric integrated oven and freestanding fridge freezer. Power points.

**WC:** 3'1" x 6'4" (0.96m x 1.97m)

Laminate floor, obscured glazed window to side, radiator and plumbed in washing machine. Artex ceiling, wallpaper and other power points. Electric meter box overhead.

**Sitting Room:** 14'2" x 23'1" (4.33m x 7.07m) – widest point

Carpet, bay window to front and patio doors into conservatory overlooking the back garden. Gas fireplace with wooden surround and mantle. Radiator, power points and tv ariel.

**Back Hallway:** 11'3" x 2'8" (3.47m x 0.88m)

Glazed panel door into back corridor, carpeted, painted walls with wallpaper border, artex ceiling, loft access and airing cupboard housing immersion heater

**Bathroom:** 6'2" x 7'3" (1.90m x 2.24m)

Part tiled walls, artex ceiling, obscured glazed window to rear, vanity unit with basin, wc and bath with overhead electric shower with glass shower screen, radiator.

**Bedroom 1:** 11'4" x 9'5" (3.48m x 2.91m)

Carpeted, large window to front of property, radiator, power points, artex ceiling and painted walls with wallpaper borders.





**Bedroom 2:** 9'4" x 9'6" (2.87m x 2.93m)

Carpeted, window to rear, wallpaper with built-in wardrobe, power points and radiator.

**Bedroom 3:** 9'7" x 9'3" (2.97m x 2.84m)

Carpeted, painted walls with wallpaper border, built-in cupboards, window to rear, radiator and power points.

**Conservatory:** 6'8" x 12'3" (2.10m x 3.76m)

uPVC throughout, original outer brick wall, laminate flooring, no electrics and large door onto 3 steps down into garden.

**Outside:**

**Garage:** 17'1" x 8'2" (5.22m x 2.52m)

Block built, concrete floor, up and over door, electrics, built in shelving at back along with chest freezer. Wooden window to side next to wooden door.

**Front Garden:**

Mainly laid to lawn with flowerbed borders, some shrubs and paved path to front door, miniature picket fence around garden boundary

**Rear Garden:**

Paved path from gate from driveway to Conservatory doors and following round to garage side access. Mainly laid to lawn with borders, some shrubs and palm trees. Shed and summer house and whirligig clothes dryer.

**Services:**

The property is supplied by mains electricity, mains water, mains gas and mains foul.

**Local and Planning Authority:**

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

**Council Tax:**

Council tax band D rate 2023/2024 £2228.67 per annum.

**Energy Performance Certificate**

Energy performance rating D (65)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:**

The property is freehold with vacant possession.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

**Strictly by appointment only** through Rendells Estate Agents, Tel: 01626 353881

**What3Words:** ///circles.bearable.collects

**Directions:**

From the A38 heading either north or south take the slip road exit at Drumbridges and continue around the traffic lights following the signs to Liverton. Continue along the road for 800 yards and take the first right hand turn onto Old Liverton Road. Continue straight, passing The Star Inn, take the second left turning into Shapley Way. Follow the road down and round to the left and 14 Shapley Way is on your right hand side on a corner plot with Divett Drive.



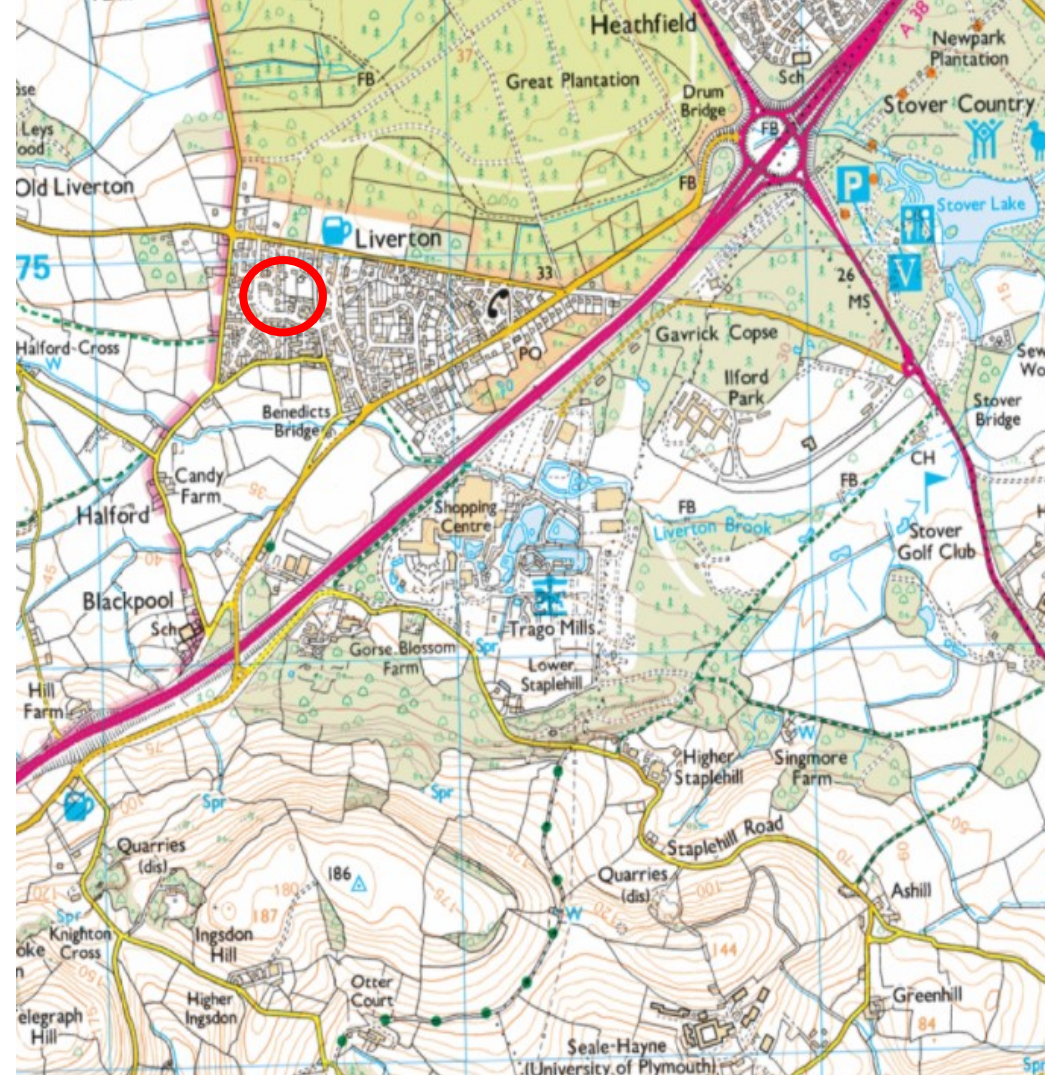


## Floor Plan



All measurements are approximate  
Plan produced using PlanUp.

**14 Shapley Way, Liverton**



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