



Offered with no onward chain, this characterful village home combines period charm with modern comforts. Features include a spacious lounge with fireplace, modern kitchen/diner, utility room, three flexible bedrooms, en-suite and family bathroom. Outside offers off road parking, a detached garage, enclosed gardens and easy access to surrounding countryside.

7 Wood Cottages | Cummings Cross | Liverton | TQ12 6HJ





PROPERTY TYPE

End Terrace Cottage



SIZE

1,038 sq ft



LOCATION

Liverton



AGE

1850



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

59 D



COUNCIL TAX BAND

C



### in a nutshell...

- Characterful three-bedroom home
- Spacious lounge with feature fireplace
- Modern fitted kitchen/dining room
- Separate utility room
- Principal bedroom with en-suite shower room
- Family bathroom
- Off-road parking and detached garage
- Enclosed low-maintenance gardens
- NO ONWARD CHAIN
- Liverton



## the details...

Entering through the front door, a small entrance hall provides access to the staircase and main living accommodation. The spacious lounge extends through the property and features a character fireplace with exposed stone detailing, recessed shelving and a window to the front creating a bright and welcoming space. A versatile ground-floor bedroom is located off the lounge and could alternatively be used as a home office or hobby room. To the left, the kitchen/dining room is fitted with modern units, wooden worktops, a metro tiled splashback, a Belfast-style sink and space for appliances. Exposed ceiling beams add character, while a separate utility room provides additional storage and appliance space with access to the rear garden. There is also useful understairs storage. Upstairs, the landing leads to two bedrooms, a family bathroom and a storage cupboard. The principal bedroom benefits from fitted mirrored wardrobes, a decorative fireplace and an en-suite shower room. The second bedroom is currently used as a home office and offers flexible accommodation. The family bathroom is fitted with a bath, wash hand basin and WC. Externally, the property enjoys a private lawned front garden, a shared gravelled driveway providing off-road parking, and a detached garage. The rear courtyard is designed for low maintenance, being mainly laid to decorative gravel with space for outdoor seating. The combination of character features, practical accommodation, detached garage and generous parking makes this an appealing home for a range of buyers.

### Approximate Gross Internal Area 906 sq ft - 84 sq m (Excluding Garage)

Ground Floor Area 539 sq ft - 50 sq m

First Floor Area 367 sq ft - 34 sq m

Garage Area 132 sq ft - 12 sq m



complete.

Offered to the market with no onward chain.



## the location...

Liverton is a village on the edge of Dartmoor National Park. The A38 is nearby and provides dual carriageway access to both Plymouth and Exeter and the motorway network beyond. Bovey Tracey is some 3 miles away and provides shopping facilities for day to day needs, whilst the market town of Newton Abbot, approximately 5 miles away providing a more comprehensive range of shops, superstores, schools, hospital and sporting facilities together with a railway station offering connections to London Paddington and Waterloo.

### Shopping

Village shop: 0.7 mile

Town centre: Bovey Tracey 2.7 miles

Supermarket: Lidl 2.5 miles

Newton Abbot: 4.9 miles

Exeter: 16 miles

### Relaxing

Beach: Teignmouth 10.1 miles

Park, Tennis court, playground, swimming pool: 2 miles

Golf: Stover 1.7 miles

Haytor Dartmoor: 3.8 miles

### Travel

Bus stop: Benedicts Road 0.3 mile

Train station: Newton Abbot 5.1 miles

Main travel link: A38 1.1 miles

Airport: Exeter 19.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 6HJ

## how to get there...

From the A38 Drumbridges exit follow the signs to Liverton. Take the first turning on the right signposted Ilstington and continue past The Star Inn. The property can be found on your left just after the cross junction.

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