



Oaklands Exeter Cross, Liverton

Guide £650,000 Freehold

Virtual Walk-Through Available • Individual Detached 4 Bedroom Home • No Upward Chain • Immaculately Presented Accommodation Over 2 Floors • Living Room, Kitchen/Diner & Conservatory • Privately Enclosed Level Plot In Excess Of Half An Acre • Easy Access To The A38 Devon Expressway & Close To Dartmoor National Park • Highly Sought After & Established Location On The Level For Post Office/Store, Local Inn & Primary School • Circular Driveway, Extensive Parking, Double Garage & Single Garage Both With Electric Doors • Lovely Lawned Gardens and Tucked Away Kitchen Garden





This immaculately presented and individual detached four-bedroom bungalow offers spacious and versatile accommodation set within a highly sought after and established location. Designed for comfortable family living, the property benefits from a thoughtfully arranged layout over two floors, combining generous proportions with a welcoming atmosphere. The home features a bright and airy living room, a well-appointed kitchen/diner ideal for both everyday meals and entertaining, and a delightful conservatory that provides an additional reception area filled with natural light. The property is offered with no upward chain, making it an excellent opportunity for those seeking a smooth move.

Situated in a desirable residential area, the bungalow enjoys easy access to the A38 Devon Expressway, providing swift connections to major routes and the nearby Dartmoor National Park for those who appreciate outdoor pursuits. The local community is well-served by amenities including a post office and store, a popular local inn, and a first-class primary school, all within comfortable walking distance on the level. This established neighbourhood is renowned for its friendly atmosphere and convenience, making it an ideal setting for family life or those seeking a peaceful retreat within reach of essential facilities.

Accommodation

The accommodation is arranged over two floors, offering flexibility for a range of lifestyles. On the ground floor, the spacious living room serves as the heart of the home, complemented by a stylish kitchen/diner with ample storage and worktop space. The conservatory, accessed directly from the kitchen/diner, provides a tranquil setting for relaxation or entertaining guests. Two well-proportioned bedrooms are also located on the ground floor, alongside a modern family bathroom, ensuring practicality and comfort for everyday living. The upper floor is home to two further bedrooms, each enjoying pleasant outlooks and generous floor space. These rooms offer versatility, suitable for use as additional bedrooms, home office space, or hobbies rooms, depending on individual requirements. The thoughtful design ensures that every area of the property is both functional and inviting, with high-quality finishes and attention to detail throughout.

Gardens

The property stands on an impressive plot which is level and fully enclosed and offering much privacy. The gardens are mainly laid to lawn with a tucked away vegetable garden with raised beds, a greenhouse and potting shed offering a touch of the good life.

Parking

Parking is exceptionally well catered for, with a circular driveway providing extensive off-road parking for multiple vehicles. In addition, the property benefits from both a double garage and a single garage, each equipped with electric doors and offering secure storage or workshop space.

Agent's notes

Council Tax: Currently Band F

Tenure: Freehold

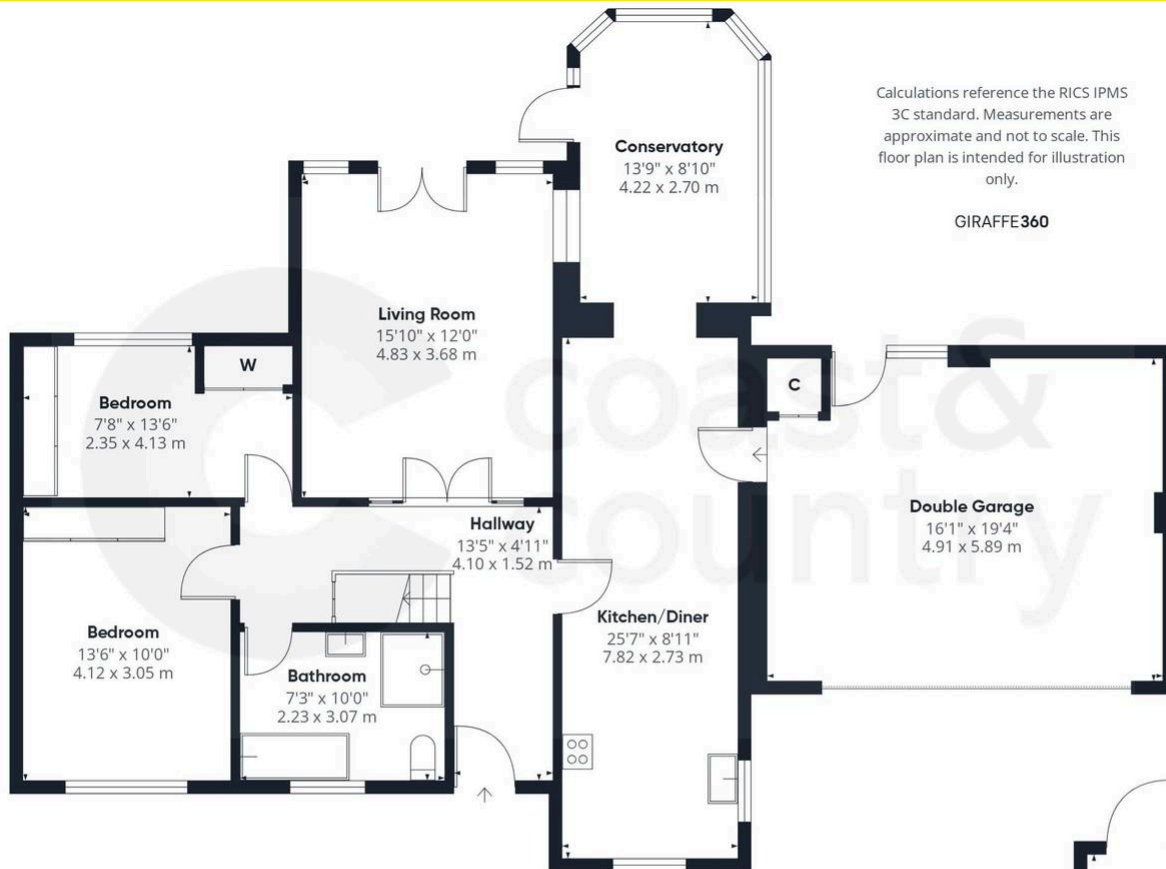
Mains water. Mains drainage. Mains gas. Mains electricity.

This property is subject to a grant of probate.

Sibelco benefits from mining in this area.

Your attention is drawn to covenants relating to development and use of this property detailed in the title documents.

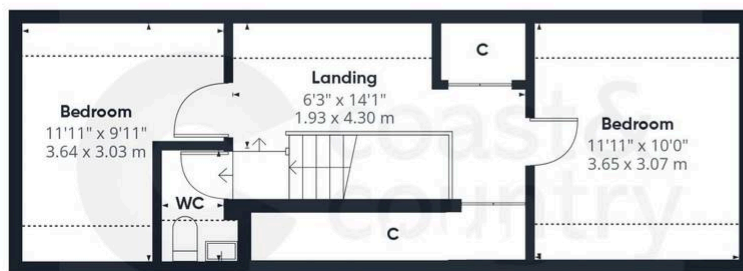
EPC Energy Efficiency Rating: C



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

GIRAFFE360

Ground Floor



Floor 1

Approximate total area

1868 ft²

173.6 m²

Reduced headroom

84 ft²

7.8 m²

Reduced headroom

Below 5 ft/1.5 m



Ground Floor Building 2

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 $\pm$ 0.1m. 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.