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Cleave House, Exeter Cross, Liverton

Guide Price **£859,000**



Cleave House, Exeter Cross

Liverton, Newton Abbot

This recently constructed detached residence offers contemporary living with energy efficiency at its core, boasting an impressive Energy Rating A. The property benefits from underfloor heating throughout, powered by an air source heat pump, along with solar PV and an electric vehicle charging point.

The home is entered via a spacious reception hallway featuring an attractive oak turn staircase leading to an impressive galleried landing, creating a strong sense of space and quality on arrival. The ground floor centres around an impressive open-plan living space, ideal for modern family life and entertaining. The fitted kitchen includes built-in appliances and flows seamlessly into the main living area. A separate utility room and downstairs cloakroom/WC provide practical convenience, while a dedicated ground floor snug or home office offers flexible additional space for remote working or quiet retreat.

Upstairs, there are five generously sized bedrooms, three with en-suite facilities, along with a family bathroom serving the remaining accommodation. The layout is particularly well suited to larger families.

The property enjoys good-sized, level front and rear gardens, offering excellent outdoor space for families and entertaining. An integral double garage with electric roller shutter door provides secure parking and storage and ample driveway parking.



REAR GARDEN

DRIVEWAY

6 Parking Spaces

DOUBLE GARAGE

1 Parking Space



Cleave House, Exeter Cross

Liverton, Newton Abbot

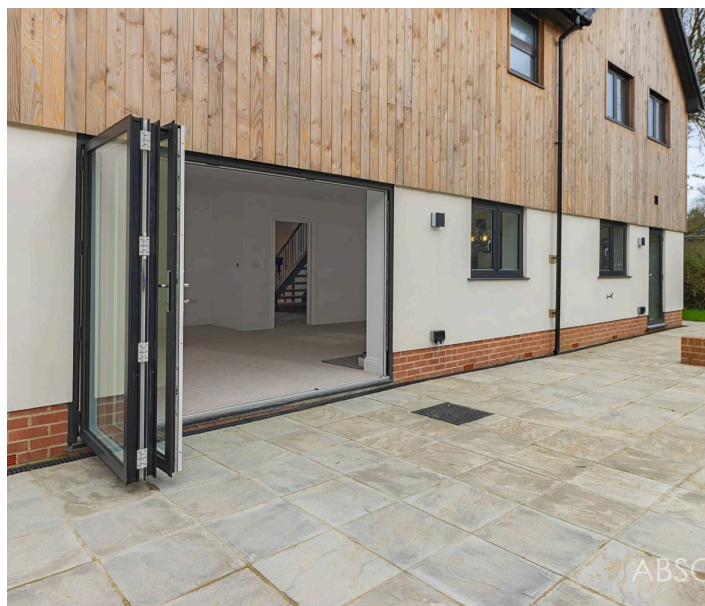
Liverton is a sought-after village situated on the outskirts of Newton Abbot, offering a peaceful semi-rural setting while remaining conveniently connected. The village benefits from a local primary school, village pub, and community facilities, creating a strong and welcoming atmosphere. Newton Abbot town centre is within easy reach, providing a wide range of shops, supermarkets, restaurants, and leisure amenities, along with mainline railway connections to Exeter and London Paddington. The A380 is easily accessible, linking to Exeter, Plymouth, the M5, and the South Devon coastline. Surrounded by countryside with easy access to Dartmoor yet close to coastal resorts, Liverton appeals to families, commuters, and those seeking a balance between village life and accessibility.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





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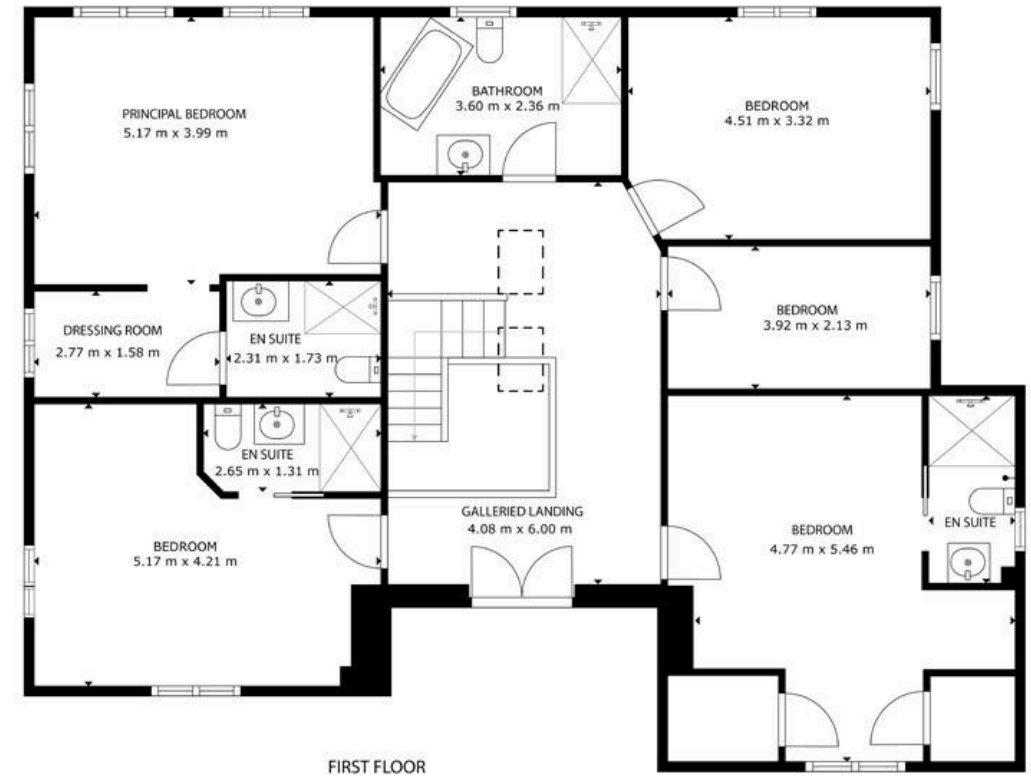
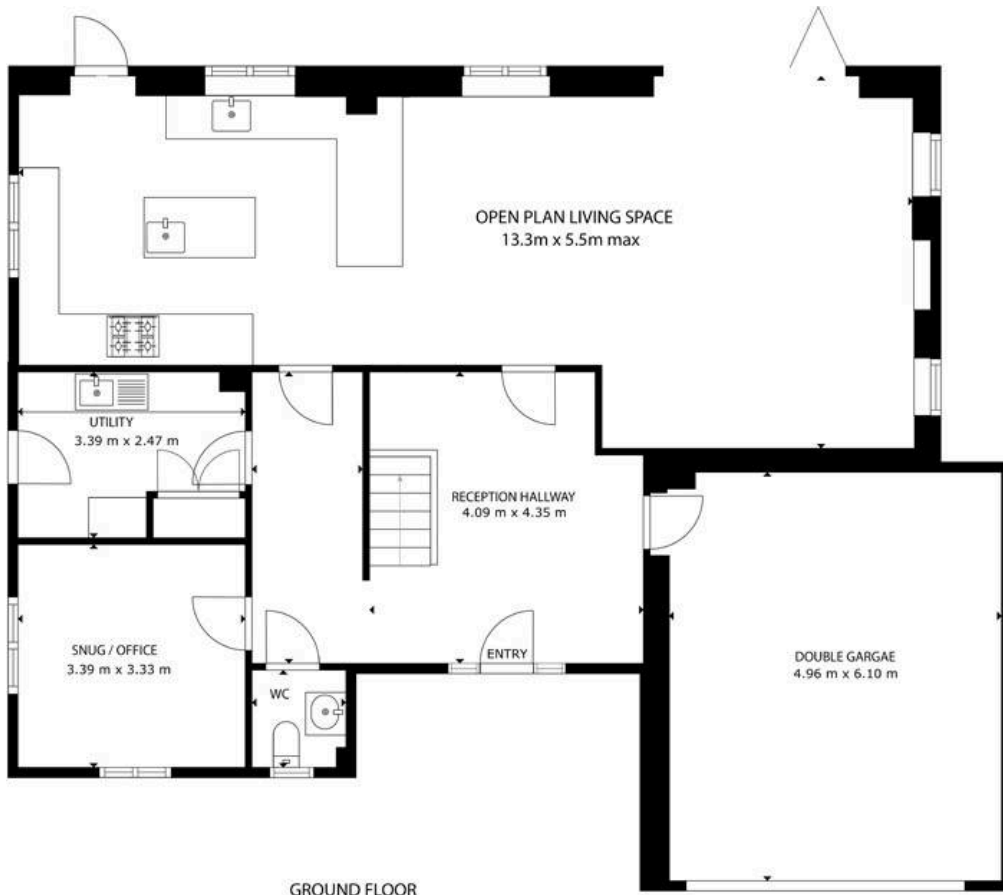
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GROSS INTERNAL AREA
FLOOR 1: 114 m², FLOOR 2: 139 m²
TOTAL: 253 m²
EXCLUDED AREA: GARAGE: 32 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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