



## 9 Pomeroy Place, Liverton - TQ12 6UW

£297,500 Freehold

A beautifully presented Semi-detached, 3 Bedroom Home situated in a quiet Cul-de-sac in Liverton. With driveway parking for two vehicles, enclosed S/W facing garden & Countryside views. **\*\*CHAIN FREE\*\***

  
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### Contact Us...

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 50 Fore Street  
Bovey Tracey TQ13 9AE

**USEFUL INFORMATION:**

Tenure: Freehold

Council Tax Band: C (£2277.38 2026/27)

EPC Rating: D

Local Authority: Teignbridge District Council

Services: Mains water, drainage & electricity.

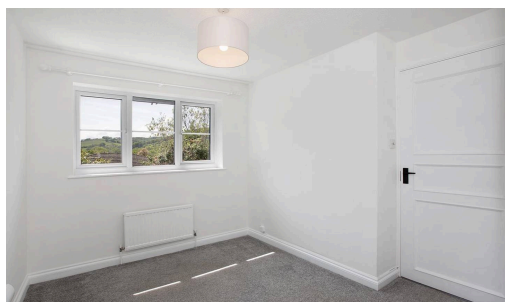
Heating: Gas Central Heating

**AGENTS INSIGHT:**

“Tucked away within a small and peaceful cul-de-sac, this home offers a wonderful balance of privacy, practicality, and countryside charm. The spacious living accommodation, sunny south-west facing garden, and views towards Haytor Rocks make it a property that feels both comfortable and connected to its surroundings. With easy access to Blackpool Church of England Primary School and excellent space for growing families or those working from home, this is a home that can easily adapt to a variety of lifestyles and perfect for a buyer to put their own stamp on.”

**STEP OUTSIDE:**

Positioned within a quiet cul-de-sac of just nine properties, the home enjoys a peaceful and friendly setting, ideal for families and those looking for a quieter pace of life. The property is also conveniently located within easy walking distance of Blackpool Church of England Primary School, making it a particularly appealing choice for those with young children. To the front of the property is a driveway providing off-road parking for two vehicles, alongside a neatly lawned front garden and pathway leading to the entrance. To the rear, patio doors from the conservatory open onto a wonderfully enclosed south-west facing garden, allowing you to enjoy the sun throughout the warmer months. The garden is thoughtfully arranged with a combination of a lawn and patio area, creating excellent spaces for both relaxing and entertaining. The garden also extends around the right-hand side of the property, where you will find a useful garden shed and gated access back to the driveway. Fully enclosed by fencing and mature trees, and surrounded by low-level neighbouring properties, the garden enjoys an excellent degree of privacy with very little overlooking.

**LOCATION:**

This semi-detached home is ideally located in Liverton which is situated on the edge of the Dartmoor National Park, it has a popular village pub and well stocked general stores & post office. This property sits in close proximity of the well regarded, Blackpool School and within easy walking distance of the Trago Mills complex including shops, supermarket, DIY store and leisure complex. The nearby moorland village of IIslington offers church, general store, bowling and tennis clubs and a spa hotel among other amenities. The town of Bovey Tracey is approximately 2 miles away and offers a range of local shops, cafes and eating places as well as health centre, library and a renowned craft centre. It is in within easy reach of the A38 Devon Express way linking Exeter and Plymouth.

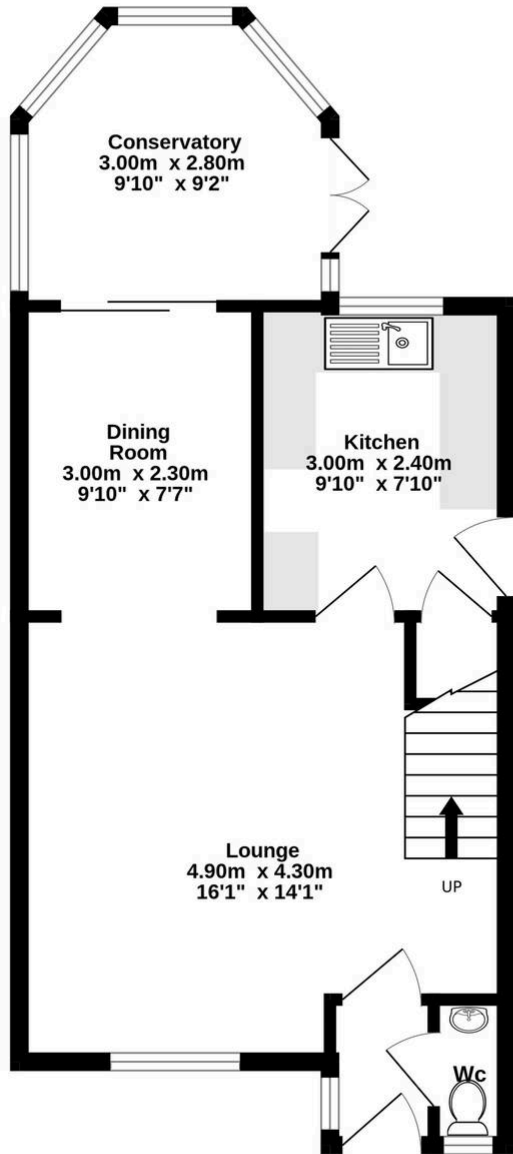


#### STEP INSIDE:

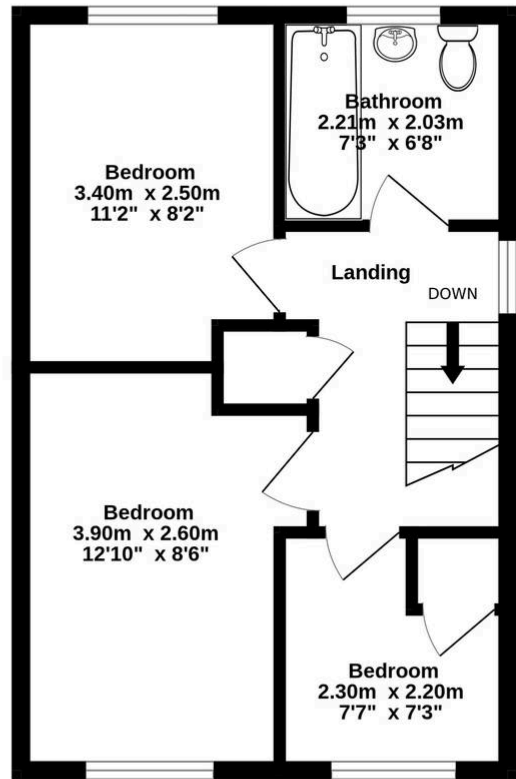
As you enter the property, you are welcomed into a bright entrance hall, offering the perfect spot to slip off shoes, hang coats, and settle in. To your right is a convenient downstairs cloakroom fitted with a WC, wash basin, and frosted window for natural light and privacy. A door from the hallway opens into the main living space, where the lounge immediately gives a wonderful sense of space, offering plenty of room for a range of furniture layouts. Flowing through from the lounge is the dining area, ideal for a formal dining table, hobby space, or family entertaining area. From here, doors lead into the conservatory — a lovely sun-filled retreat overlooking the garden, with patio doors opening directly outside. Back through the lounge, a further door leads into the kitchen, a thoughtfully designed space with room for a fridge/freezer, oven and hob, dishwasher, as well as a useful cupboard housing space for a washing machine and tumble dryer. A side door also provides convenient access to the right-hand side of the rear garden. Stairs rise from the lounge to the first-floor landing, where a window fills the space with natural light and enjoys views stretching towards Haytor Rocks. The main bathroom is a generously sized room fitted with a bath and overhead shower, WC, wash basin, and heated towel rail. The second bedroom is a spacious double room enjoying views across the rear garden and surrounding countryside. Nearby is the airing cupboard, currently housing the hot water tank and providing useful linen storage and drying space. The principal bedroom is another well-proportioned double overlooking the front of the property, while bedroom three is a comfortable single room, perfect as a nursery, home office, or hobby room, complete with a handy built-in storage cupboard and shelving.



**Ground Floor**  
43.3 sq.m. (466 sq.ft.) approx.



**1st Floor**  
34.3 sq.m. (369 sq.ft.) approx.



**TOTAL FLOOR AREA : 77.6 sq.m. (835 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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