



36 Summerhill Road, Liverton



Welcome



The property sits back from the road and has parking to one side, garage and pathway leading to the front door.

The KITCHEN/BREAKFAST ROOM is well laid out and is fitted with a range of floor and wall mounted kitchen cupboards. There are windows to the front, side and rear elevations.

A rear porch also extends from the kitchen area, leading to outside.



The LOUNGE has a large bay window to the front allowing light into the room. There is also a fireplace and built in cupboard for convenient storage.



There are TWO BEDROOMS, Bedroom One sits to the rear with a window overlooking the rear garden. Bedroom Two has a bay window to the front elevation and a tiled fireplace.

There is a modern white BATHROOM with window to the rear elevation.

A loft hatch gives access to roof/loft accommodation with window, offering potential subject to any necessary permissions.





Outside

The property has OFF-ROAD PARKING and a GARAGE as well as a level lawn and mature hedges.

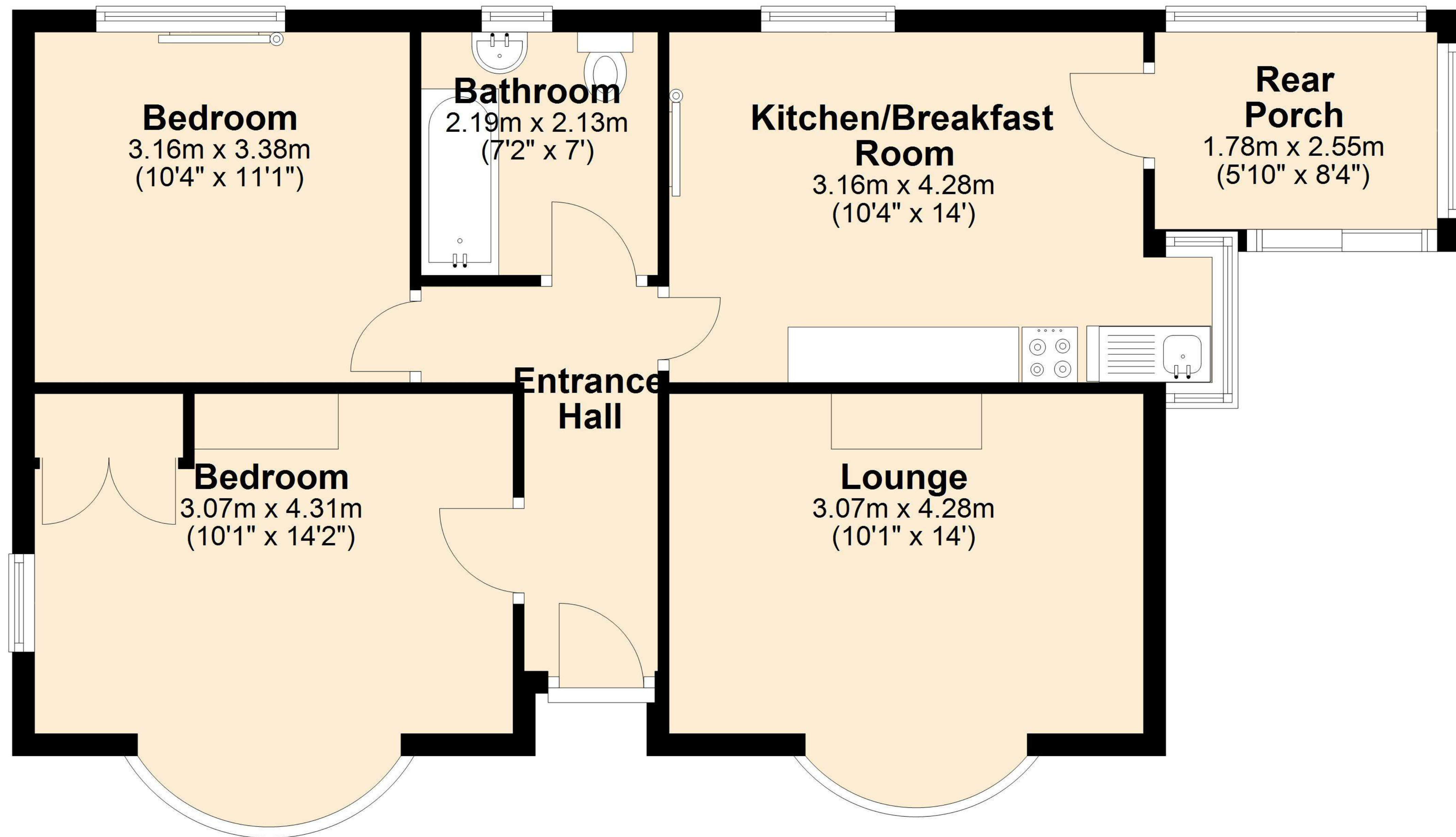
The property sits on a larger-than-average plot, extending to approximately 0.21 acres. This generous plot size offers potential for redevelopment or extension of the existing dwelling, subject to obtaining the necessary planning permissions or consents.





Ground Floor

Approx. 68.3 sq. metres (735.0 sq. feet)



Key Facts for Buyers

TENURE - Freehold.

Please be advised that the land is subject to a covenant restricting development. For further details, please contact the agents.

COUNCIL TAX - Band D

EPC - E

SERVICES

The property has all mains services connected and gas fired central heating.

BROADBAND

Superfast Broadband is available but for more information please click on the following link -[**Open Reach Broadband**](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [**Mobile Phone Checker**](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

Property Report - [Key Facts for Buyers](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652..

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

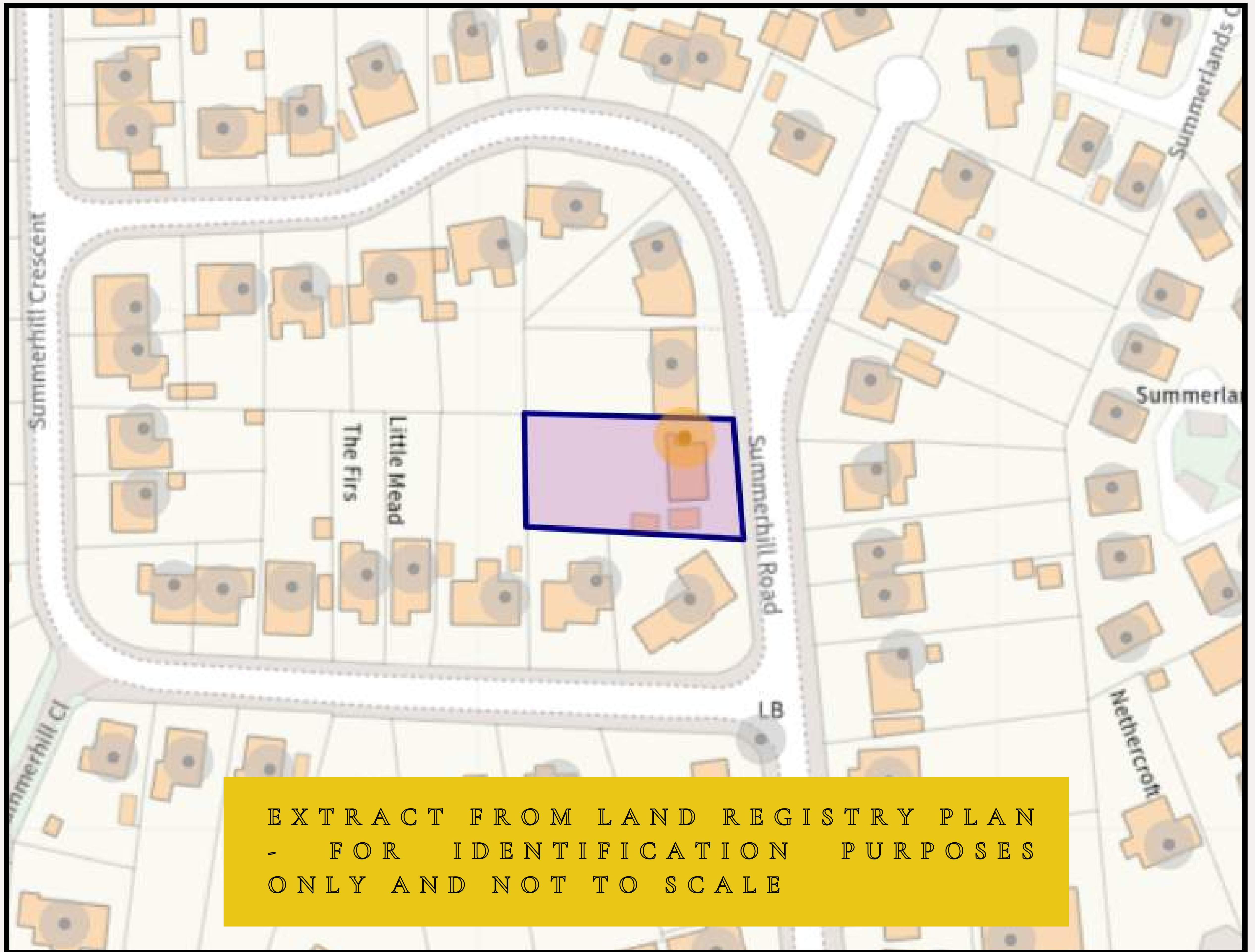
The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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EXTRACT FROM LAND REGISTRY PLAN
- FOR IDENTIFICATION PURPOSES
ONLY AND NOT TO SCALE

36 Summerhill Road,
Liverton
TQ12 6HF



To view this property simply call our Office on 01364 652652

