



## Nethercroft, Summerhill

Guide £530,000 Freehold

Virtual Walk-Through Available • Mature Detached Bungalow • Sought After Village Location • 3 Double Bedrooms • Lounge & Dining Room • Kitchen & Utility Room • Shower/Wet Room & Cloakroom/WC • Generous Level Garden • Single Garage & Ample Driveway Parking • Useful Workshop/Store • Viewing Recommended & No Chain





This mature three-bedroom detached bungalow is located in a highly sought after village location on the fringes of Dartmoor National Park. The bungalow boasts a large level garden and benefits from a single garage and ample driveway parking. With a virtual walk-through available, viewers can appreciate the generous proportions and well-planned layout, which includes three double bedrooms, a bright and airy lounge, a separate dining room, a well-appointed kitchen in addition to a utility room, and a modern shower/wet room and cloakroom/WC. Offered with no onward chain, this property is ready for immediate occupation and is highly recommended for internal viewing.

Located in the desirable village of Liverton on the edge of Dartmoor National Park Liverton boasts a primary school, post office/store, local public houses and village hall. The nearby town of Bovey Tracey is approximately 3 miles away whilst the larger market town of Newton Abbot is approximately 5 miles away and benefits from a mainline railway station. There is good access onto the A38 Devon Expressway linking Plymouth, Exeter and the M5 motorway.

#### **Accommodation**

The entrance hall runs through the middle of the bungalow and leads to a generously sized lounge with bay window which enjoys ample natural light and a pleasant outlook over the front garden. Adjacent to the lounge is a separate dining room, perfect for formal entertaining or family meals. The kitchen is fitted with a range of base and wall units, providing excellent storage and workspace, and there is also a practical utility room with space for laundry appliances and further storage. The sleeping accommodation comprises three well-proportioned double bedrooms, each offering flexibility for use as guest rooms with fitted storage and concealed wash basins. The modern shower/wet room is fitted with contemporary fixtures and fittings, ensuring comfort and convenience, while an additional cloakroom/WC adds further practicality for owners and guests alike.

#### **Gardens**

Outside the bungalow sits in the middle of a generous level garden with lawn and established trees to the front and rear along with a large vegetable plot, useful workshop and greenhouses.

#### **Parking**

Parking is well catered for, with a single garage providing secure storage or workshop space, and a generous driveway allowing ample off-road parking for multiple vehicles. These facilities ensure both convenience and peace of mind for homeowners and visitors.

#### **Agent's notes**

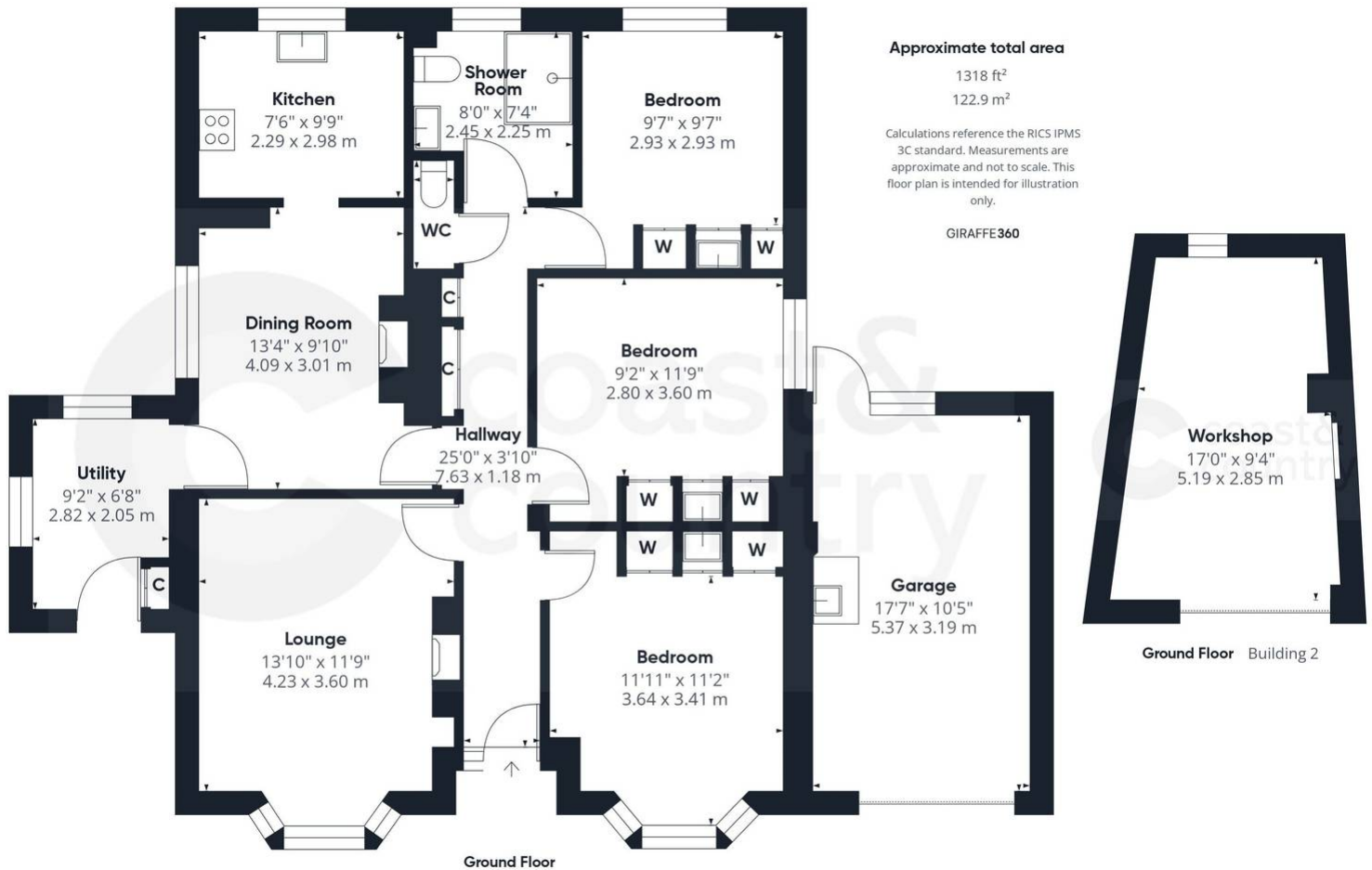
Council Tax: Currently Band D

Tenure: Freehold

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

Sibelco benefits from mining in this area.

EPC Energy Efficiency Rating: D



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.