



A spacious four-bedroom family home in the sought-after village of Liverton, offering a generous lounge, modern fitted kitchen and wonderful extended dining room. Outside benefits include ample driveway parking, garage, mature rear garden, summerhouse, covered seating area and solar panels.

16 Benedicts Road | Liverton | TQ12 6JL

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,166 sq ft



LOCATION

Liverton



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

81 B



COUNCIL TAX BAND

D



in a nutshell...

- Detached four-bedroom family home
- Spacious lounge with feature fireplace
- Fitted kitchen with ample storage
- Beautiful Extended Dining area
- Ground-floor cloakroom/WC
- Family shower room
- Garage and generous driveway parking
- Mature rear garden with Summerhouse
- Solar panels
- Liverton





the details...

From the front door, you enter into a welcoming entrance hall, with the staircase rising to the first floor and a convenient ground-floor cloakroom fitted with a WC. The hall leads naturally into the main living accommodation. The spacious lounge provides a comfortable setting for relaxing and entertaining, with a bay window allowing plenty of natural light and a feature fireplace forming an attractive focal point. From here, the accommodation flows into the fitted kitchen, which offers a comprehensive range of wall and base units, generous worktop space and integrated cooking appliances, providing excellent storage and preparation areas. Continuing through the kitchen is the beautiful extended dining room, a versatile additional reception space positioned at the rear of the property. Extensive glazing and a large roof lantern window create a light and airy atmosphere, with ample room for dining and additional seating. Doors open directly onto the rear garden, making this an ideal space for everyday dining and entertaining.

The staircase rises to a central first-floor landing, providing access to four bedrooms, the family shower room and useful built-in storage. The principal bedroom is a well-proportioned double with plenty of natural light and a substantial range of fitted mirrored wardrobes. Two further bedrooms offer flexible accommodation for family members, guests or home working, while the fourth bedroom would work well as a single bedroom, nursery, dressing room or office. Completing the first floor is the shower room, finished with tiled walls and flooring and comprising a glazed shower enclosure, WC and wash hand basin with vanity storage.

Outside, the property is approached over a generous driveway providing off-road parking and access to the garage. The distinctive frontage features rendered elevations with complementary brick and tile detailing, while solar panels are fitted to the roof. Side access leads to the rear garden, where a paved patio adjoining the house provides an inviting space for outdoor seating and entertaining. The garden extends to a predominantly lawned area surrounded by mature trees, shrubs and established planting, offering an attractive outlook towards the surrounding countryside. A pathway continues through the garden to a substantial timber summerhouse, providing useful storage together with a covered seating area for further outdoor enjoyment.



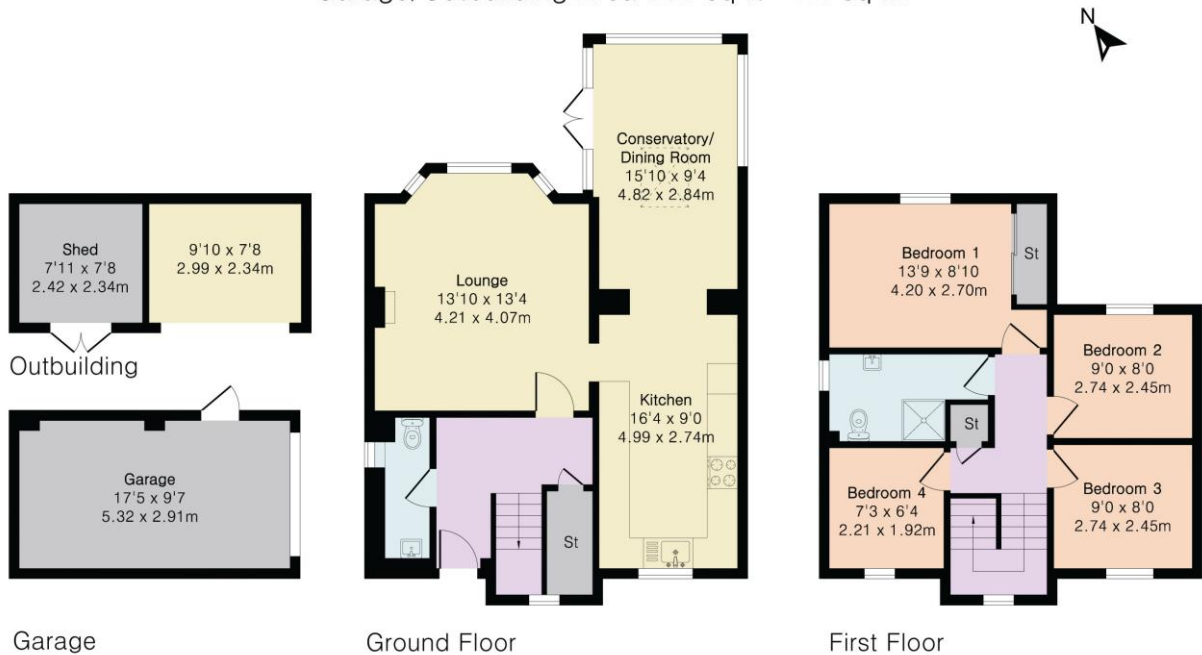
the floorplan...

**Approximate Gross Internal Area 1166 sq ft - 108 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 672 sq ft – 62 sq m

First Floor Area 494 sq ft – 46 sq m

Garage/Outbuilding Area 306 sq ft – 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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the location...

Liverton is a village on the edge of Dartmoor National Park. The A38 is nearby and provides dual carriageway access to both Plymouth and Exeter and the motorway network beyond. Bovey Tracey is some 3 miles away and provides shopping facilities for day to day needs, whilst the market town of Newton Abbot, approximately 5 miles away providing a more comprehensive range of shops, superstores, schools, hospital and sporting facilities together with a railway station offering connections to London Paddington and Waterloo.

Shopping

Late night pint of milk: Marks and Spencer Garage 1.2 miles

Village shop: 0.5 mile

Town centre: Bovey Tracey 2.8 miles

Supermarket: Lidl 2.4 miles

Relaxing

Beach: Teignmouth 11 miles

Parke in Bovey Tracey: 2.4 miles

Tennis court, swimming pool etc: 2 miles

Golf: Stover 1.5 miles

Haytor Dartmoor: 4.9 miles

Travel

Bus stop: Benedicts Road

Train station: Newton Abbot 5 miles

Main travel link: A38 Drumbridges 0.5 mile

Airport: Exeter 19 miles

Schools

Blackpool Primary School: 0.7 mile

Stover School: 2 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ12 6JL**

how to get there...

From the A38 take the Drumbridges exit and follow the sign posts to Liverton. Continue on this road, passing the General Store on the left and take the third turning on the right into Benedicts Road, where the property can be found on the right hand side.





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