



A spacious four-bedroom detached family home offering versatile living accommodation, including a modern fitted kitchen, separate dining room, generous living room and additional reception area. Further benefits include a principal bedroom with en-suite, utility room, integral garage, ample driveway parking and an enclosed rear garden.

14 Oaklea Park | Liverton | TQ12 6YU

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,652 sq ft



LOCATION

Liverton



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Oil Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

61 D



COUNCIL TAX BAND

D



in a nutshell...

- Four-Bedroom Detached Family Home
- Generous Living Room with Contemporary Media Wall
- Additional Reception Area with Garden access
- Modern Fitted Kitchen with Integrated Appliances
- Separate Dining Room and Utility Room
- Principal Bedroom with En-Suite Bathroom
- Family Bathroom, Separate Shower Room and Downstairs WC
- Garage and Driveway Parking
- Enclosed Rear Garden with Patio and Established Planting
- Liverton





the details...

Upon entering the property through the front door, you are welcomed into a central entrance hallway, providing access to the ground floor accommodation and stairs leading to the first floor. To the right is a spacious living room, featuring attractive wood-effect flooring, a contemporary media wall with an inset electric fireplace, built-in shelving with feature lighting, and a large front-facing window allowing plenty of natural light. To the rear of the living room, an attractive archway leads through to a versatile additional reception area, with French doors opening directly onto the rear garden. From here, there is access to the modern fitted kitchen, featuring sleek high-gloss cabinetry, contrasting black worktops, an inset sink, integrated appliances and ample storage. The kitchen benefits from windows overlooking the garden, allowing plenty of natural light, and leads through to the separate dining room, providing a generous space for family dining and entertaining. Beyond the kitchen is a separate utility room, providing additional worktop space, storage and plumbing for laundry appliances, along with a door offering access to the outside. The ground floor also benefits from a convenient downstairs WC, useful built-in storage cupboards.

Stairs rise from the entrance hallway to the first-floor landing, providing access to four well-proportioned bedrooms, a further versatile room and the family bathroom. The principal bedroom is a spacious double room, benefiting from fitted wardrobes with sliding mirrored doors and a private en-suite bathroom, comprising a bath with shower over, wash hand basin and WC. The remaining three bedrooms offer comfortable accommodation, suitable for family members or guests. An additional room, accessed through one of the bedrooms, provides a versatile space that could be utilised as a home office, dressing room or hobby room, benefiting from a characterful sloping ceiling and roof window. The first floor is further complemented by a family bathroom, fitted with a bath, wash hand basin and WC, along with a separate shower room featuring a shower enclosure, wash hand basin and WC. Additional built-in storage is available from the landing.

To the front of the property is a generous driveway providing off-road parking for multiple vehicles, along with access to the integral garage. The property features an attractive exterior with a combination of brickwork, timber-style cladding and rendered elevations, complemented by a pitched tiled roof. A raised front garden area is planted with established shrubs and palm-style trees, adding greenery and character to the approach. The rear enclosed garden is predominantly laid to lawn with established shrubs, planting borders and timber fencing providing a degree of privacy. A paved patio area extends along the rear of the property, offering an ideal space for outdoor dining, entertaining or relaxing, with direct access from the reception room via French doors. Further paved areas and raised planting beds provide additional opportunities for gardening.

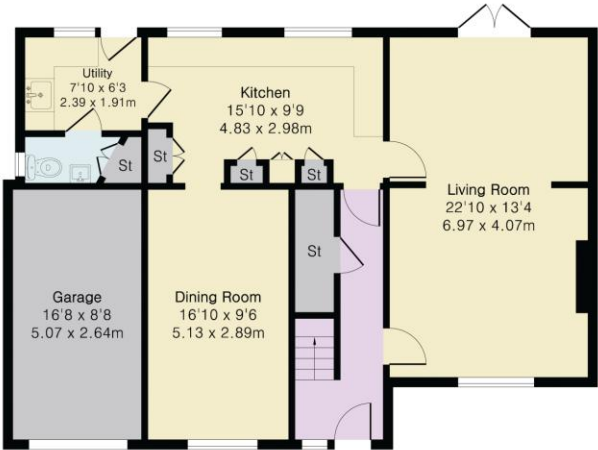


**Approximate Gross Internal Area 1652 sq ft - 154 sq m
(Excluding Garage)**

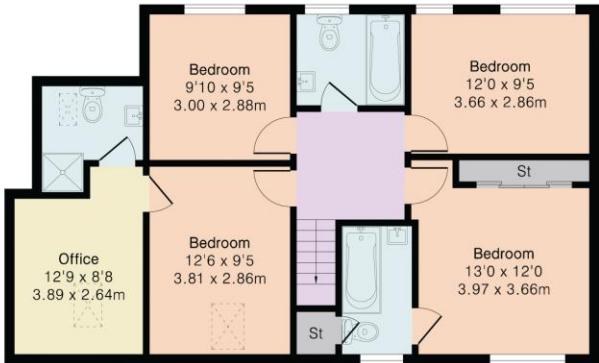
Ground Floor Area 825 sq ft – 77 sq m

First Floor Area 827 sq ft – 77 sq m

Garage Area 146 sq ft – 14 sq m



Ground Floor



First Floor



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.



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



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.

Shopping

Local Shop: Liverton Post Office & General Store 0.3 miles

Bovey Tracey: 3 miles

Newton Abbot: 4.6 miles

Supermarket: 1.5 miles

Relaxing

Beach: Teignmouth 10.5 miles

Dog walks, cycle routes: Immediate

Parks, Tennis Courts, Sports, Golf: Bovey Tracey 2.6 miles

Travel

Bus stop: End of the road, every 2 hours

Train station: Newton Abbot 4.8 miles

Airport: Exeter 18.7 miles

Schools

Blackpool Primary School: 0.8 mile

Stover School: 2.4 miles

South Dartmoor Community College: 5.4 miles (school bus)

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

how to get there...

From the A38, take the Drumbridges exit and follow the signs towards Liverton. Turn right at the first junction, signposted for Ilsington, on to Old Liverton Road. Take the second turning on your left, onto Oaklea Park. Follow the road round to your right and the property can be found on your left.





Need a more complete
picture? Get in touch with
your local branch...

Tel 01626 832 300
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.