



An attractive two-bedroom detached park home, situated within an over-50s residential park, offering spacious living/dining accommodation, a separate kitchen, study and shower room. Outside are established gardens, a private driveway and separate garage.

45 Summerlands Court | Liverton | TQ12 6HB





PROPERTY TYPE
Park Home



SIZE
711 sq ft



LOCATION
Liverton



AGE
1950s, 1960s and 1970s



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
LPG Gas Central Heating



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
N/A



COUNCIL TAX BAND
A



in a nutshell...

- Detached park home
- Two double bedrooms
- Separate study/home office
- Spacious open-plan living/dining room
- Well-equipped separate kitchen
- Modern shower room
- Garage & Driveway
- Attractive surrounding gardens
- Over 50's
- Liverton



the details...

From the front door, you enter a bright and spacious open-plan living/dining room, with windows on several sides allowing plenty of natural light. There is ample space for comfortable lounge furniture and a dining table, with neutral carpeting and soft décor creating a welcoming feel. A doorway leads into the central hallway, providing access to the kitchen, shower room, study and both bedrooms. The separate kitchen is fitted with a range of white wall and base units with contrasting dark work surfaces. Features include an inset sink, electric hob with extractor, integrated double oven and space for a washing machine. A glazed external door provides direct access outside.

Both bedrooms are well-proportioned double rooms, each benefiting from a large window providing plenty of natural light. Both offer ample space for a double bed and freestanding bedroom furniture. The shower room comprises a walk-in shower enclosure, pedestal wash basin and WC, complemented by marble-effect wall panelling and a window providing natural light.

Externally, this attractive detached park home has a light rendered finish with contrasting brick-effect detailing. Steps with wrought-iron railings lead to the entrance, surrounded by established planting. The gardens include lawn, mature shrubs, fruit trees, colourful planting and a south/southwest paved seating area, with fencing and trellis providing privacy. A private driveway provides off-road parking, while the garage, positioned away from the home, offers additional parking or useful storage. Paths provide easy access around the property and gardens.

**Approximate Gross Internal Area 711 sq ft - 66 sq m
(Excluding Garage)**

Garage Area 138 sq ft - 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd assumes the highest level of accuracy, measurements of floors, 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 shown is for initial guidance only and should not be relied on as a basis of valuation.



Make: Tingdene

Manufactured: 1979

36' x 20'

Pitch Fee: £255.48pa £21.29pm

Water: £20.50pm

Residents: 50 years and over

One Pet by Agreement

One Car per Home



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: 200 meters

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, to Exeter and Plymouth every 2 hours

Train station: Newton Abbot 4.8 miles

Airport: Exeter 18.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 6HB

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, then take the third turning on the left into Summerlands Court. Bear left and continue down, the road then bends to the right. Follow until you come to a roundabout. The property can be found on your left.

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