



A well-presented one-bedroom park home offering bright, versatile accommodation, accessible features and attractive wraparound gardens. Highlights include a spacious lounge and study, fitted kitchen, wet room, external lift, driveway, garage and useful outbuilding.

7 Seymour Caravan Park | Liverton | TQ12 6HA

complete.

thoroughly good property agents



PROPERTY TYPE
Park Home



SIZE
613 sq ft



LOCATION
Liverton



AGE
1973



BEDROOMS
1



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
N/A



COUNCIL TAX BAND
A



in a nutshell...

- One-bedroom park home
- Spacious lounge
- Versatile study area
- Well-appointed fitted kitchen
- Accessible wet room
- External access lift
- Bedroom with patio doors
- Wraparound gardens
- Driveway and garage
- Liverton



the details...

From the front door, you enter a useful entrance area providing access to the main accommodation. The home has a welcoming, open feel, with plenty of natural light and a practical flow between the living spaces. An external lift offers an alternative means of access alongside the stepped approach. The kitchen is well appointed with a range of fitted wall and base units, contrasting work surfaces and a central breakfast-bar/island offering extra preparation space and informal seating. There is room for appliances, together with a fitted oven, hob and extractor. A large window provides plenty of natural light, while the kitchen connects conveniently with the adjoining living areas. The lounge is a comfortable, spacious reception room enhanced by numerous windows and attractive wood-effect flooring. There is ample room for sofas and freestanding furniture, while the wide opening into the study creates a light and sociable setting. The study is a versatile additional reception area, currently arranged as an extension of the lounge. Together, the lounge, study and kitchen create a flexible layout while retaining clearly defined individual spaces.

The bedroom is a generous double with plenty of natural light and excellent storage from fitted wardrobes. There is ample space for a double bed, dressing area and additional furniture. Patio doors provide direct access outside, while a further door leads into the adjoining wet room. The wet room has been designed with accessibility in mind and features a walk-in shower with wall-mounted shower, grab rails and protective screens, together with a WC and wash hand basin. Tiled surrounds, a window for natural light and ventilation, and practical flooring complete the room.

Outside, a generous driveway provides off-road parking and access to the garage. Steps lead through the planted frontage to the entrance, complemented by mature shrubs and potted plants. The gardens wrap around the park home, combining established planting with several seating areas. To the side is a secluded garden with mature hedging, shrubs and space for outdoor furniture. To the rear is a covered decked and paved entertaining area, ideal for outdoor dining and relaxation. Further seating areas, mature trees and fencing create an attractive leafy setting with a good degree of seclusion. The separate outbuilding has power and is currently utilised as a utility.

Approximate Gross Internal Area 613 sq ft - 57 sq m
(Excluding Garage & Outbuilding)
Garage Area 182 sq ft - 17 sq m
Outbuilding Area 39 sq ft - 4 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd assures 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 – Donnington Castle

Pitch Fee: £139.16 pm

Electricity £60 pm approx

Water: £50 pm

Residents: 45 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, hospital and sporting facilities together with a railway station offering connections to London Paddington and Waterloo.

Shopping

Local Shop: 0.3 miles

Bovey Tracey: 3 miles

Newton Abbot: 4.6 miles

Supermarket: Lidl 3 miles

Relaxing

Beach: Teignmouth 10.5 miles

Dog walks, cycle routes: Immediate

Bovey Tracey 2.6 miles

Travel

Bus stop: End of the Old Liverton Road

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 6HA

how to get there...

From the Drumbridges Roundabout take the Liverton turn off. Follow the road for half a mile and take the first right turn on to Old Liverton Road. Take the second left on to Oaklea Park. Turn off the road on to Seymour Caravan Park, follow the right straight and the property can be found at the end of the cul de sac to the left.

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