



An attractive four-bedroom link-detached family home offering spacious and versatile accommodation throughout. Featuring a bright living room, modern fitted kitchen, separate dining room, conservatory, en-suite principal bedroom, integral garage, driveway parking and a beautifully landscaped rear garden ideal for entertaining.

7 Beaumont Close | Liverton | TQ12 6UR



thoroughly good property agents



PROPERTY TYPE

Link-Detached House



SIZE

1,318 sq ft



LOCATION

Liverton



AGE

1987



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

71 C



COUNCIL TAX BAND

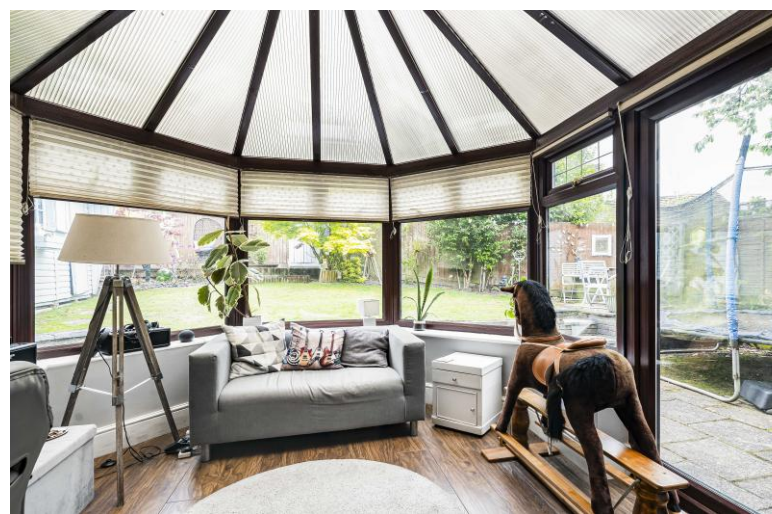
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in a nutshell...

- Link Detached House
- Four well-proportioned bedrooms
- Spacious living room
- Modern Kitchen
- Conservatory
- En-suite to the principal bedroom
- Enclosed rear garden with lawn and decking
- Integral garage with internal access
- Driveway parking
- Liverton





the details...

The ground floor is arranged to provide a practical balance of living and entertaining space. Upon entering the property, there is a welcoming entrance hall which leads into the living room, it also has a useful downstairs WC.

Positioned to the left-hand side of the property is a spacious living room with a large front-facing window allowing plenty of natural light. Neutral décor and wood-effect flooring create a warm and inviting atmosphere. The living room flows through to the separate dining room, which is ideally positioned between the main reception space and the conservatory, creating an excellent layout for family living and entertaining. Beyond the dining room, the conservatory provides an additional versatile reception area overlooking the garden, suitable as a sitting room, playroom or home office, with a patio door linking back into the living room for a seamless connection between the spaces. To the rear of the property is the modern fitted kitchen, featuring sleek white gloss units, contrasting worktops, integrated double ovens and excellent storage. The kitchen also offers space for informal dining or breakfast seating, together with direct access to the rear garden and internal access to the integral garage.

The first floor offers four bedrooms, an en-suite and a family bathroom. The principal bedroom is a comfortable double room with fitted wardrobes, open views and access to a private en-suite fitted with a bath, WC and wash basin. The remaining bedrooms are all tastefully decorated and offer flexibility for children, guests or home working. Completing the first floor is the family bathroom, fitted with a white suite including a bath with shower over, WC and wash basin. Useful built-in storage cupboards are also located off the landing.

Externally, the property is an attractive link detached home with driveway parking leading to the integral garage. The front garden is mainly laid to lawn with mature shrubs and established planting. To the rear, the enclosed garden has been thoughtfully landscaped with a generous lawn, mature trees and colourful borders creating a private outdoor setting. Raised decking and patio seating areas provide excellent spaces for outdoor dining and entertaining, while a timber garden shed offers useful additional storage.



the floorplan...

Approximate Gross Internal Area 1318 sq ft - 122 sq m (Including Garage)

Ground Floor Area 746 sq ft – 69 sq m

First Floor Area 572 sq ft – 53 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

Village shop: 0.7 mile

Town centre: Bovey Tracey 2.7 miles

Supermarket: Co-op 2.3 miles, Lidl 2.7 miles

Newton Abbot: 4.9 miles

Exeter: 16 miles

Relaxing

Beach: Teignmouth 10.1 miles

Park, Tennis court, playground, swimming pool: 2 miles

Golf: Stover 1.7 miles

Haytor Dartmoor: 3.8 miles

Travel

Bus stop: Benedicts Road 0.3 mile

Train station: Newton Abbot 5.1 miles

Main travel link: A38 1.1 miles

Airport: Exeter 19.2 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 6UR](#)

how to get there...

From the A38 Drumbridges exit follow the signs to Liverton. Take the first turning on the right signposted Ilsington and continue past The Star Inn. Take the second left turn into Shapley Way. Then take the third turning on your right into Divett Drive. Take the first right on to Beaumont Close. The property can be found on the right.





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

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