



**Victoria Bolt**  
estate agents POWERED BY **exp** UK

# Liverton, Newton Abbot

Guide Price £425,000

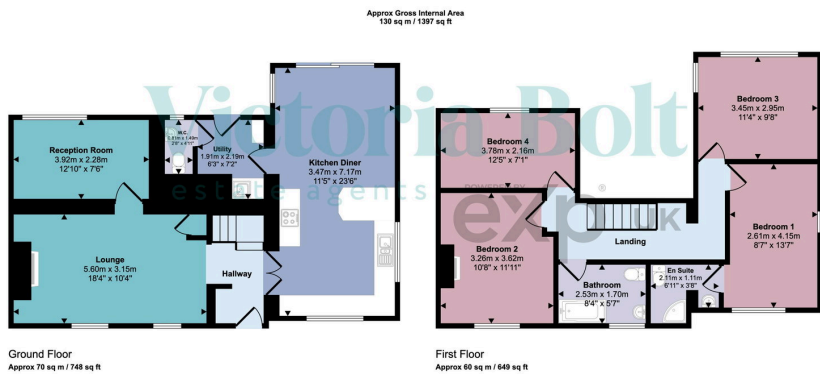
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- Semi detached cottage in the village of Liverton
- Additional reception room, ideal as a study or playroom
- Separate utility room & WC
- Two modern bathrooms (recently updated)
- Driveway parking for 2-3 cars
- Lounge with woodburner
- Spacious kitchen/diner with integrated appliances and ample storage
- Four double bedrooms
- Cottage-style garden
- Near to Islington Primary School



Beautifully presented four double bedroom cottage in the sought-after village of Liverson, offering just under 1,400 sq ft of well-balanced living space. Blending character with modern touches, the property features two reception rooms, a spacious kitchen/diner extension, a utility room, and a downstairs WC. Upstairs offers four generous bedrooms and two recently updated bathrooms. Outside, there's a charming cottage garden and driveway parking for 2-3 cars. Ideally located for village living with easy access to Newton Abbot.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	