



31 Summerhill Crescent, Liverton - TQ12 6HG

£475,000 Freehold

This Well-Appointed, Detached, Two Bedroom Bungalow is on a Good Sized Plot, with a Garage, Ample Driveway Parking and Great Potential for Further Extension (STPP). *Available Chain Free*

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: D £2445.41 p.a

(2025/26)

EPC Rating: D /Tenure: Freehold

AGENTS INSIGHT:

"This spacious detached bungalow in a quiet residential area of Liverton, offers generous rooms, a beautiful garden, and a lovely flow between indoor and outdoor spaces. With features like a summerhouse, greenhouse, and apple trees, it's full of charm — and with great potential for further extension (subject to planning), it's a fantastic opportunity for anyone looking to add value and make it their own. Overall, this wonderful bungalow offers space, privacy, and charm both inside and out — a rare opportunity to secure a peaceful home in a sought-after location with potential to extend further-STPP."



STEP OUTSIDE:

Outside, the property offers just as much appeal. To the front, you'll find a large driveway providing ample off-road parking, along with a pedestrian gate. Side access is available on both sides of the bungalow, allowing for easy access around the property and into the garden. At the rear, you step out from the second reception room onto a generously sized patio, an ideal spot for garden furniture, summer BBQs, or simply enjoying a morning coffee while taking in the view. From here, you're treated to a delightful outlook down the lawned garden, which is framed with well-kept borders and established greenery. A pretty summerhouse sits tucked to one side — perfect as a hobby room, reading nook, or peaceful retreat. A small pond adds charm and a touch of wildlife, and a beautiful hedge archway leads you into the second section of the garden — a real hidden gem. Here you'll find a shed, greenhouse, and even a few apple trees, offering a touch of countryside living right at your doorstep. This space is also laid to lawn, making it a safe and tranquil area for children, pets, or green-fingered enthusiasts.



LOCATION:

This detached bungalow is ideally located in Liverton which is situated on the edge of the Dartmoor National Park, it has a popular village pub and well stocked general stores & post office. This property sits in close proximity of the well regarded, Blackpool School and within easy walking distance of the Trago Mills complex including shops, supermarket, DIY store and leisure complex. The nearby moorland village of Irlington offers church, general store, bowling and tennis clubs and a spa hotel among other amenities. The town of Bovey Tracey is approximately 2 miles away and offers a range of local shops, cafes and eating places as well as health centre, library and a renowned craft centre. It is in within easy reach of the A38 Devon Express way linking Exeter and Plymouth.



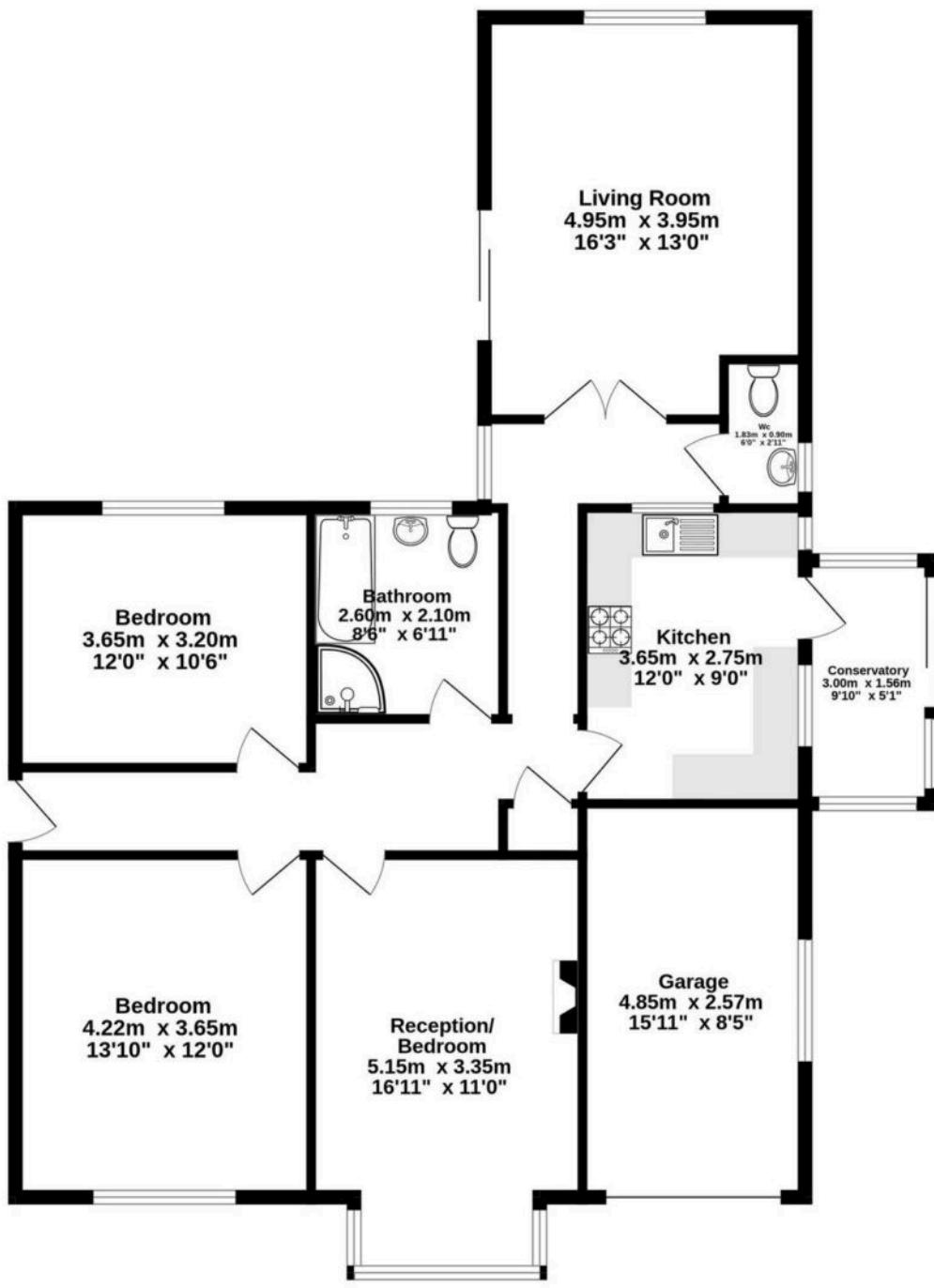


STEP INSIDE:

As you step through the front door into a spacious and welcoming hallway that sets the tone for the rest of the home. Immediately on your right is the main bedroom, an impressively large double room positioned at the front of the property. This light and airy space offers ample room for wardrobes and furniture, making it a comfortable and relaxing retreat. To the left off the hallway is the second double bedroom, another well-proportioned space that enjoys views over the beautifully maintained rear garden — a perfect guest room, home office, or second bedroom. Continuing along the hallway, you enter the first reception room, which features a large bay window that floods the space with natural light. The feature fireplace adds warmth and character, making this an ideal space for cosy evenings or entertaining guests. Next, the well-appointed kitchen offers excellent functionality with a freestanding oven and hob, and space for a fridge/freezer and washing machine. Just off the kitchen, a separate utility room provides a second entrance into the property — ideal for everyday use or unloading shopping — and includes power for a tumble dryer and space for additional appliances or storage. Back in the hallway, the family bathroom is well laid out with a WC, wash basin, a full-size bath, and a separate shower cubicle — perfect for both quick morning routines and more leisurely soaks. Towards the rear of the property, an additional hallway leads into the second reception room and WC. This wonderfully bright and spacious room enjoys a beautiful outlook over the rear garden, with a sliding glass door that opens onto the patio, creating a seamless connection between indoor and outdoor living. Whether used as a formal lounge, a dining area, or a garden room, this space is a true highlight of the home. The property also benefits from a garage, offering secure parking or excellent storage.



Ground Floor
113.2 sq.m. (1219 sq.ft.) approx.



TOTAL FLOOR AREA : 113.2 sq.m. (1219 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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