



59 Summerhill Crescent, Liverton, TQ12 6HG

In Excess of £350,000

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Liverton, TQ12 6HG

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 Ilsington 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:

In need of renovation throughout, this beautifully located bungalow has so much to offer and will be the perfect home for someone looking for a property to put their own stamp on. It consists of two double bedrooms, both with wardrobe space built in providing extra storage. One of the bedrooms over-looks the front garden and the other has a view of the rear garden.

There is currently a wet room in place with an electric shower and a separate WC next door.

The living room is a good size with plenty of natural light coming in through the two windows with views of the pretty front gardens and green hills beyond. There is a convenient hatchway in the far wall reaching through to the kitchen and a Parkray coal fire with a surrounding mantelpiece, that has a back boiler which heats the water and radiators. There is also an electric emersion heater for hot water housed in a cupboard in the hallway.

The kitchen has plenty of potential and will benefit from some creativity and a brand new look. There is a dry store cupboard which is perfect for storing all those extra dry food bits or could be home to all your cleaning utensils. It also houses the electrical fuse box. A large window overlooks the rear garden and provides a bright space for preparing meals. There is a separate utility room which is currently home to the tall fridge-freezer.

With some thought and modernisation, this bungalow will be the perfect home.







Garden

As you approach the property, it has a charming feel about it, with a wooden gate leading on to the private driveway with parking for two cars and a single garage. Set on the corner of the road, the sizeable front garden is mostly laid to lawn, with an array of shrubs, bushes and plants surrounding it. The rear garden has a paved area leading to the garden shed and the rest is laid to lawn with a greenhouse in the far corner, perfect for those keen gardeners. There is wooden fencing along the back of the garden and hedge rows as a divider on the far side.

AGENTS INSIGHT:

A perfect property for someone looking to put their own stamp on a new home. This charming detached bungalow boasts so much potential and is located in a sought-out area of Liverton.

The property is available without an onward chain, so no hold ups with the owner trying to find a property to move into.

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: D (£2,124 p.a 2022/23)

EPC Rating: E

Local Authority: Teignbridge District Council

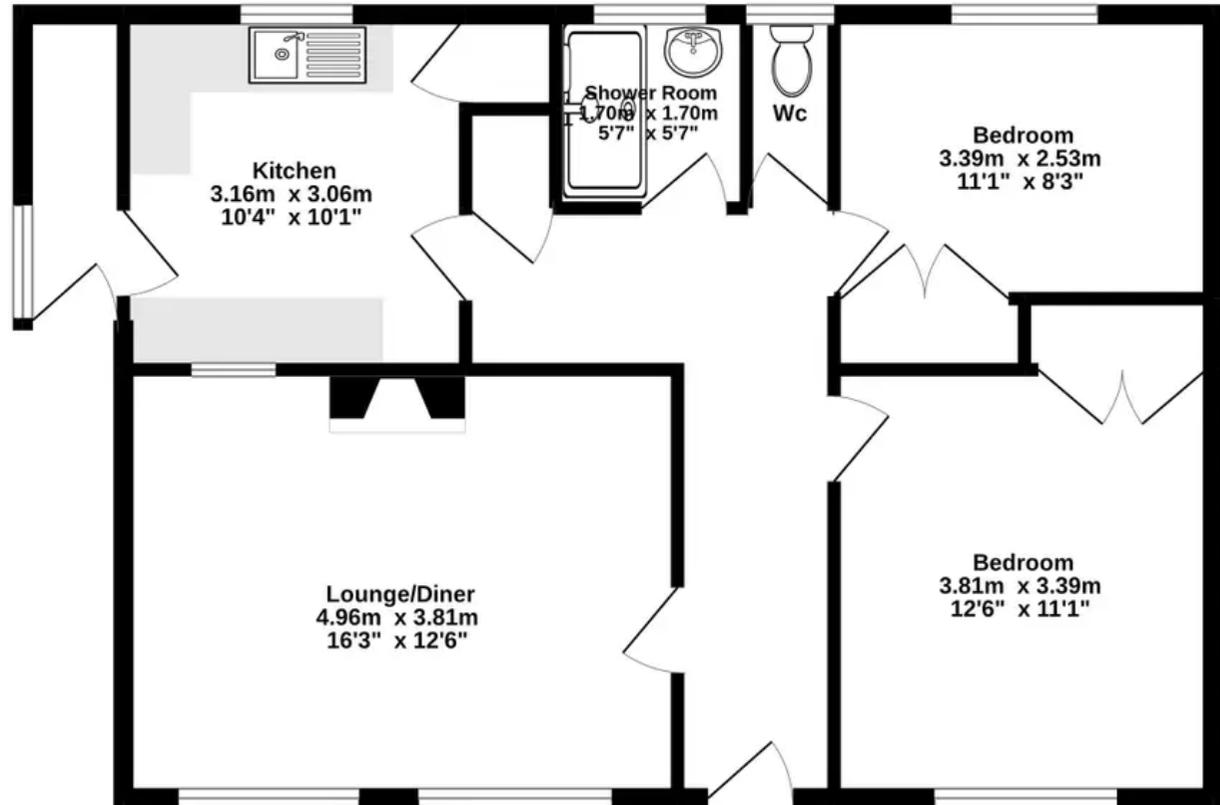
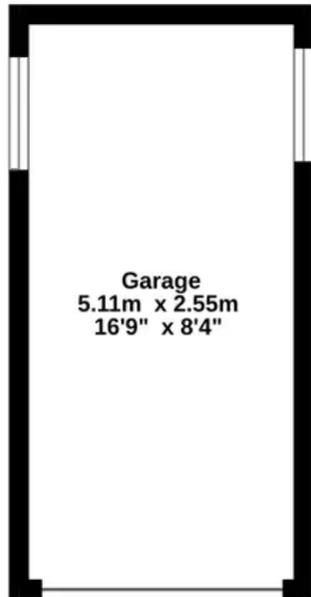
Services: Mains water, drainage, electricity and gas.

Heating: Solid Fuel, back boiler and hot water immersion tank.



Garage
13.0 sq.m. (140 sq.ft.) approx.

Ground Floor
69.8 sq.m. (751 sq.ft.) approx.



TOTAL FLOOR AREA : 82.8 sq.m. (891 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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