

A photograph of a two-story cottage with a grey slate roof and a mix of cream-colored stucco and dark wood cladding. The house is set on a grassy slope with a large, rounded tree in the foreground and a hillside with trees in the background. A small patio with a table and chairs is visible to the left.

**SAMPLE
MILLS**

**Woodgate Cottages
Liverton
Newton Abbot
Devon**

£335,000

FREEHOLD





Woodgate Cottages, Liverton, Newton Abbot, Devon

£335,000 freehold

An End of Terrace 2 bedroom cottage situated in a semi rural location in the popular village of Liverton on the edge of Dartmoor National Park providing easy access for local village amenities, the A38/A380 for onward journeys, and Newton Abbot and Bovey Tracey, both a short drive away. The property backs on to woodland and has pleasant countryside walks on its doorstep.

The property which has been tastefully refurbished and extended over recent years by the current owners and is presented to the market in excellent order throughout.

The accommodation internally comprises kitchen/dining room, lounge with feature fireplace and utility room on the ground floor. Upstairs, there are 2 bedrooms and a spacious and luxurious 4 piece bathroom suite incorporating a claw feet bath and separate shower cubicle.

Outside, there are generous sized gardens incorporating tiered lawned areas, patio areas, a detached double garage, a carport/log store and a further carport/hardstanding area. There is also a chicken run, kennel and storage areas.



STORM PORCH

Outside lantern. Tiled floor. Wooden stable door opening onto

KITCHEN/DINING ROOM – 15'9" x 9'5" (4.80m x 2.87m)

Fitted with a range of cottage style solid wood base units with wood worktops. Sink drainer unit with brushed stainless steel tap over. Upstands. Timber framed double glazed window overlooking the rear aspect. Matching range of wall mounted cupboards. Integrated dishwasher. Built in double oven with 4 ring electric hob with tiled splashback. Extractor hood above. Integrated Siemens microwave. Wine rack. Timber framed double glazed window to front aspect. Uplighters. Radiator. Tiled floor. Step down onto

LOUNGE – 15'1" x 13'6" (4.60m x 4.11m)

Timber framed double glazed windows to front aspect overlooking the surrounding area. Feature fireplace with timber mantel over, fitted log burner on slate hearth. Further timber framed double glazed window to rear aspect with recessed area. Latched wooden door giving access to the first floor. Double panelled radiator. Exposed beams to ceiling. Latched wooden door into

UTILITY ROOM – 9'7" x 6'6" (2.92m x 1.98m)

2 skylight timber framed double glazed windows. Worktop surface areas. Plumbing for washing machine. Space for tumble dryer. Range of base units. Built in storage cupboard housing consumer box.

FIRST FLOOR ACCOMMODATION

Staircase off the lounge leads to

LANDING

Smoke detector. Radiator.

BEDROOM 1 – 12'2" x 9'2" (3.71m x 2.79m)

Cross beaded timber framed double glazed window to front aspect with pleasant views over the surrounding countryside. Built in triple wardrobes with hanging rails and storage. Access to loft space.

BEDROOM 2 – 9'9" x 7'3" (2.97m x 2.21m)

Cross beaded timber framed double glazed window to rear aspect.

BATHROOM – 14'2" x 9'5" (4.32m x 2.87m)

Contemporary 4 piece suite. Semi-circular shower cubicle. Freestanding claw feet bath with mixer taps and shower attachment over. Low level WC. Wash hand basin. Cross beaded timber framed double glazed window to rear aspect. Exposed beams to ceiling. Chrome ladder radiator. Concealed light. Extractor fan. Access to loft space. Built in airing cupboard with Gledhill tank, shelving and storage.

OUTSIDE

CARPORT/LOG STORE – 14'5" x 13'3" (4.39m x 4.04m)

With power and light.

DOUBLE GARAGE – 16'1" x 13'1" (4.90m x 3.99m)

With rolling up and over door. Workbench. Pitched roof. Power and light. Storage cupboards.

CARPORT/HARDSTANDING AREA – 17'4" x 13'4" (5.28m x 4.06m)

This provides additional parking and has an access gate leading to a chicken run and storage shed.

The property is one of 4 properties in a terrace and is approached via a pedestrian path with wooden gate giving access to No. 4.

Steps lead up to a patio area to the side with a small walled area with flower and shrub beds. Further steps lead up to a tiered lawned garden. Further steps lead up to another level lawned area with stone walls and fencing to the side. There is also a top patio area with a gravelled area.

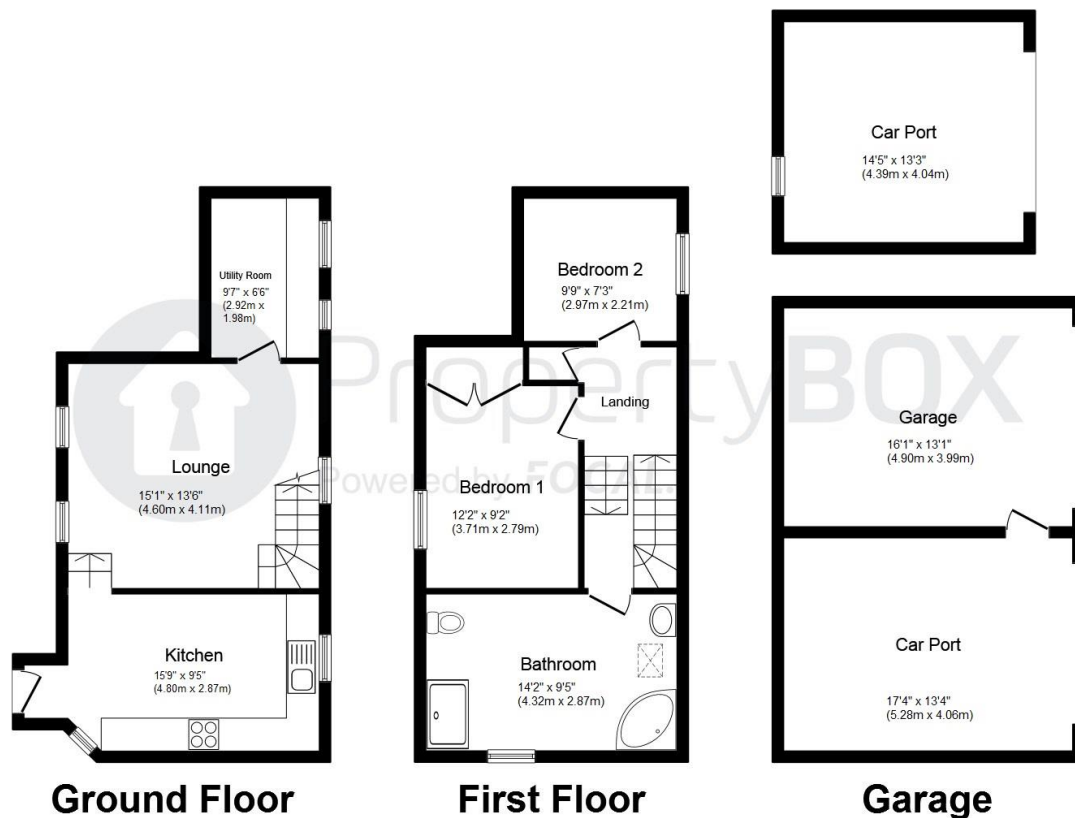
To the rear there is a hardstanding area with a kennel and storage area. This could be used for numerous purposes.

AGENTS NOTE:

Council tax band: 'C' £1743.03.

EPC rating: 'E'





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

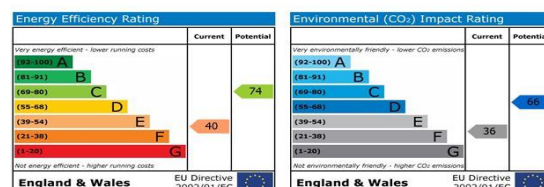


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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