



**SAMPLE
MILLS**

**Beanhay Close
Liverton**

£225,000
FREEHOLD





Beanhay Close, Liverton

£225,000 freehold

An End of Terrace spacious 2 bedroom property occupying a level location and situated in the village of Liverton, a popular community that comprises local shop, post office, public house, football club, primary school and other community services. The property is ideally located for those seeking a property with access onto the A38 or A380 providing easy access for Plymouth and Exeter, whilst also being within easy reach of the Dartmoor National Park.

The property accommodation benefits from entrance hallway with downstairs cloakroom, open plan lounge/diner, kitchen, 2 double bedrooms with a bathroom. Further benefits include a level enclosed rear landscaped garden and parking for 3 cars allocated to the property, tarmac hard-standing which, subject to planning, could have a double garage built.

Viewing of this property is highly recommended for those seeking a spacious 2 bedroom property in an idyllic location providing easy access for all facilities.



uPVC double glazed door to:

Entrance Hallway

Coat hooks. Coving to textured ceiling.

Downstairs Cloakroom

Heated towel rail. Low level WC. Wash-hand basin. Obscure uPVC double glazed window. Cupboard with consumer box. Wooden pine floor.

Open Plan Lounge/Diner – 21'08" x 16'04" (6.60m x 4.98m)

Lounge area

Economy 7 heater. Coving to textured ceiling. Smoke detector. uPVC double glazed pine patio doors onto the rear garden. Open area onto:

Dining Area

Double glazed window overlooking the front. Wooden pine floor. Under stairs storage with cupboard. Coving to textured ceiling. Fixture light. Squared arch through to:

Kitchen – 8'04" x 7'03" (2.54m x 2.21m)

The kitchen area incorporates a range of fitted base units with rolled edge worktop surface areas. Built-in single oven with 4 ring radiant hob. Range of wall mounted cupboards. Extractor fan. Coving to textured ceiling. uPVC double glazed windows to the rear. Plumbing for automatic washing machine. Drainer 1½ with chrome mixer tap over. Space for fridge/freezer.

Staircase rising to Landing

Double glazed window overlooking the side. Coving to textured ceiling. Access to loft area. Economy 7 heater. Doors off to:

Bedroom 1 – 12'11" x 11'09" (3.94m x 3.58m)

Double glazed window to the rear. Coving to textured ceiling. Laminated floor. Storage cupboard. Built-in airing cupboard, tank and shelving.

Bedroom 2 – 10'01" x 8'04" (3.07m x 2.54m)

Double glazed window to rear. Built-in double wardrobes with storage over, hanging rail and shelving. Textured ceiling.

Bathroom

3 Piece suite. Low level WC. Wash-hand basin. Bath with mixer tap and shower over. Tiled walls. Shaver light and socket.

OUTSIDE

A path leading to the front with open garden to the front with flower borders and shrubs, gravelled area. Outside light.

The rear garden comprises a landscaped paved patio garden with rockery displays and fish pond. Fence surround. Water butt. Good range of flowering plants, trees and shrubs. Making this enclosed compact garden full of light in the summer with a range of full flowering plants and shrubbery.

PARKING

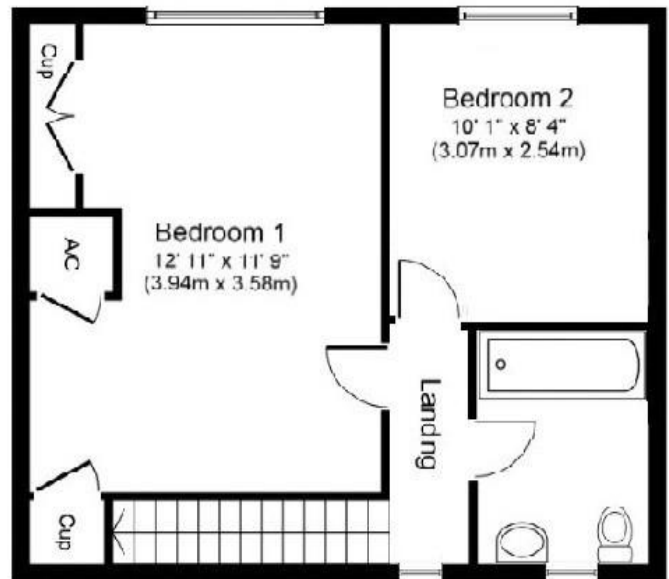
Adjacent to the property is a tarmac hard-standing for 3 cars and potential, subject to planning permission, to have a double garage built.

AGENTS NOTE

Council Tax Rating: B – £1468.98

EPC Rating: D



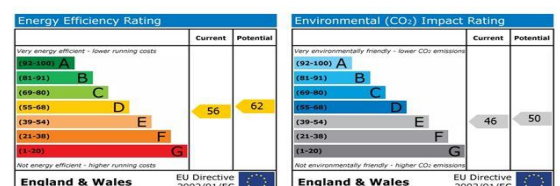


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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