

**SAMPLE
MILLS**



**Taylor's Newtake
Liverton
Newton Abbot
Devon**

£355,000

FREEHOLD





Taylors Newtake, Liverton,
Newton Abbot, Devon

£355,000 freehold

A modern, spacious and light 3 double bedroom Detached Bungalow occupying a level location in the popular village of Liverton, providing easy access for village amenities, the town centre of Bovey Tracey and Newton Abbot just a short drive away. The A38 and A380 expressways are also a short distance away.

The internal accommodation comprises entrance hall, cloakroom, spacious lounge/dining room/kitchen, conservatory, 3 bedrooms and bathroom.

Further benefits include gas central heating, uPVC double glazing, garage with utility room, driveway parking for at least 3 cars and low maintenance gardens.

For those looking for a 3 bedroom Detached Bungalow occupying a level location with good off road parking, garage and level gardens, an internal viewing is highly recommended.



Front door to:

Entrance Hall

Light and airy with neutral décor. Hatch to roof space. Airing cupboard housing hot water cylinder. Door to:

Cloakroom

Low level WC. Wash-hand basin.

Kitchen – 8'4" x 8'2" (2.55m x 2.49m)

A modern galley style kitchen with matching cream wall and base units. Worktop surface areas. Breakfast bar. Tiled splashback. Built-in fan oven. Gas hob with extractor hood above. Ceramic 1½ bowl sink unit. Integrated dishwasher and fridge. The kitchen is open-plan to:

Lounge/dining room – 21'2" x 11'6" (6.44m x 3.50m)

Lounge Area

Light and spacious. Beige carpets. Feature fireplace fitted with a decorative flame effect electric heater. Sliding patio doors lead onto a spacious conservatory.

Dining Room

Ample space for table and chairs. Sliding patio doors lead into the garden.

Conservatory – 12'10" x 11'4" (3.90m x 3.45m)

A spacious conservatory with French doors to, and great views of, the garden. This versatile room would also make a fantastic dining room, and as it has central heating, can be used whatever the season.

Bedroom 1 – 12'8" x 10'1" (3.86m x 3.08m)

Light and airy double bedroom. uPVC double glazed Bay window. Fitted wardrobes.

Bedroom 2 – 11'7" x 8'3" (3.54m x 2.51m)

uPVC double glazed window. Double room. Fitted wardrobes.

Bedroom 3/Study – 8'8" x 8'7" (2.64m x 2.62m)

Currently being used as a study/home office. uPVC double glazed window.

Bathroom – 6'2" x 6'2" (2.64m x 1.88m)

Comprising 3 piece suite. 'P' shaped bath with a shower and glass screen above. Low level WC. Vanity wash-hand basin and storage. Heated chrome towel rail. Vinyl flooring.

OUTSIDE

To the front of the property, is a driveway and gravelled area providing ample off road parking, a garage and a low maintenance garden, with artificial lawn and colourful flowers, and leads to the entrance at the side of the property.

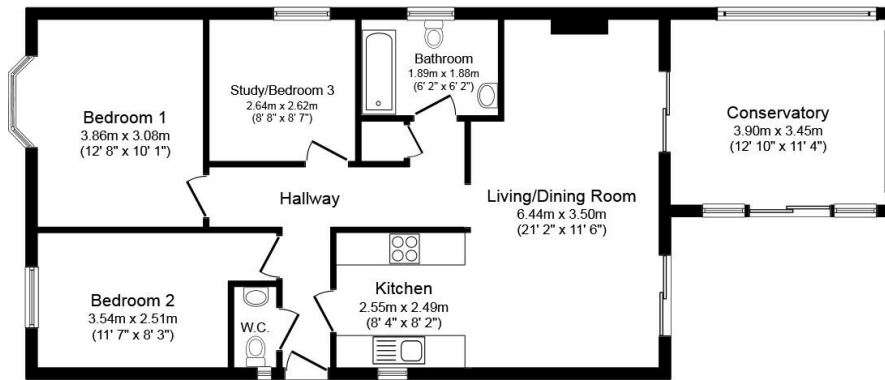
To the rear of the property, the garden is beautifully landscaped, private and fully enclosed. There is a large terrace of paving making this a great space for entertaining. There is a raised area of artificial lawn, timber edged borders which are well-stocked with plants, shrubs, and flowering plants, and a timber shed. There is a timber bin store, and a door leading into a utility room (8'2" x 7'5" – 2.49m x 2.26m) at the rear of the garage, which has worktops, space with plumbing for a washing machine and further appliances. A courtesy door leads into the garage (9'7" x 8'2" – 2.92m x 2.49m), which has power and light, and an up and over door, with storage space above in the rafters.

AGENTS NOTE

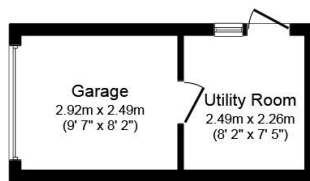
Council Tax Band:

EPC Rating: 'D'





Ground Floor Plan



Outbuilding

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

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3 Bank Street
Newton Abbot
TQ12 2JL

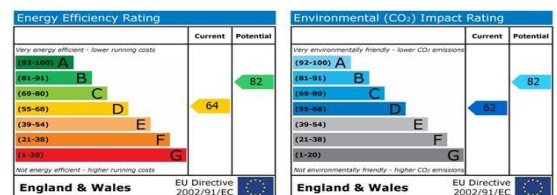
Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove

Zoopla.co.uk

PrimeLocation.com



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.

S712 Ravensworth 0191 917 9331