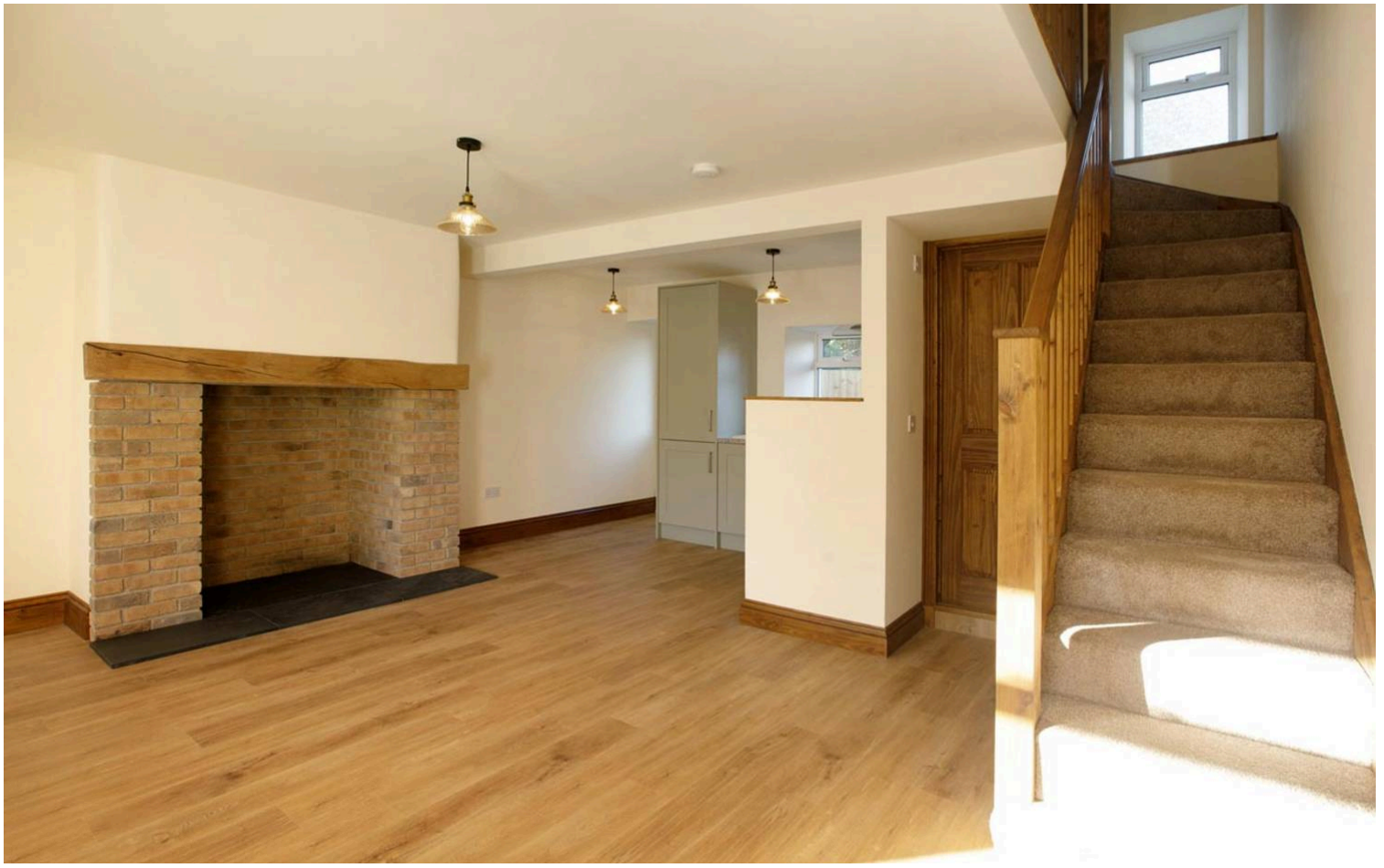






2 Wood Cottages Cummings Cross, Liverton - TQ12 6HJ

£300,000 Freehold

A charming, recently updated 2 bedroom cottage offering characterful features, open-plan living, a newly fitted kitchen and bathroom, generous gardens, parking for three vehicles. **CHAIN FREE**

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Contact Us...

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50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:
Heating: Electric central heating
Services: Mains water, drainage, electricity.
Local Authority: Teignbridge District Council
Council Tax Band: C (£2277.38 pa 2026/27)
EPC Rating: D
Tenure: Freehold

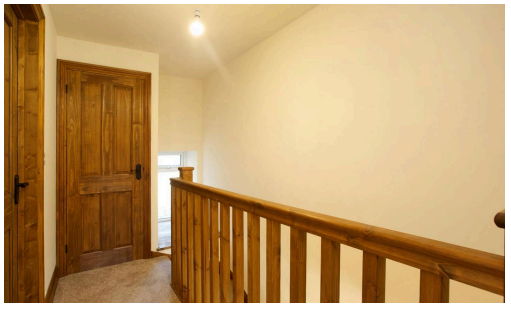
MEASUREMENTS:
Kitchen/Lounge/Dining Room: 20'0" x 16'7" (6.10m x 5.05m)
Bedroom 1: 11'9" x 10'5" (3.57m x 3.17m)
Bedroom 2: 10'6" x 8'4" (3.21m x 2.54m)
Bathroom: 8'4" x 6'0" (2.54m x 1.83m)
WC: 5'3" x 4'4" (1.61m x 1.32m)

AGENTS INSIGHT:
“A charming, recently updated cottage combining characterful features with modern touches. Offering two double bedrooms, open-plan living, a newly fitted kitchen and bathroom, generous gardens, parking for three vehicles and exciting potential for further improvements, this delightful home is well worth a closer look.”



STEP OUTSIDE:
The outside space is a real highlight of the property, offering more than you might initially expect. Stepping out through the kitchen side door, the front garden features a pathway and lawned area, with excellent scope to create a vegetable patch or further enhance the space to suit your needs. To the rear, the garden has recently been cleared, providing a lovely combination of usable space and further potential. as you step outside there is a stoned area, ideal for creating a seating space or enjoying a summer BBQ. Beyond this, the garden is predominantly laid to lawn, with a pathway leading down towards the parking area. At the far end of the garden, a further lawned area and entrance offer exciting potential to create a double garage, subject to the necessary consents. Power and lighting are already connected, adding further practicality. For the time being, the property benefits from parking for approximately three vehicles, making this a particularly appealing feature alongside the generous garden and potential for further improvements.





LOCATION:
This cottage 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 & within easy walking distance of the Trago Mills complex including shops, supermarket, DIY store & leisure. The nearby moorland village of Ilslington 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 & Plymouth.

Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.

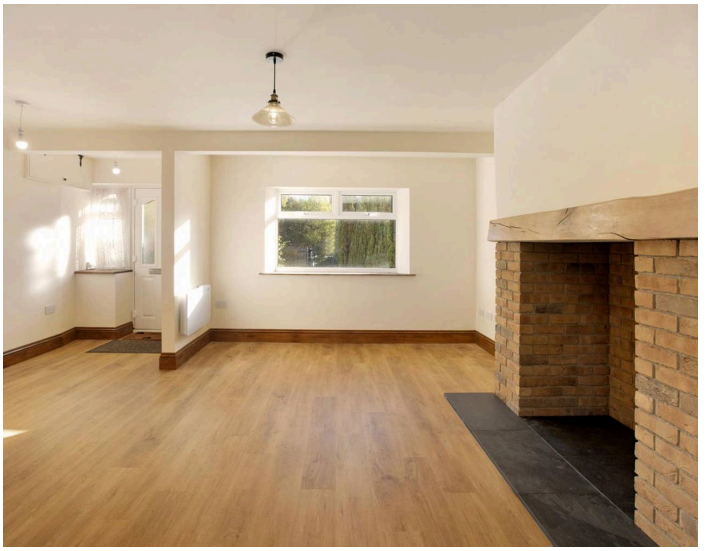


STEP INSIDE:
Recently updated whilst retaining its charming cottage style, this delightful home offers a lovely blend of character and modern convenience.

As you enter, there is space to hang coats and neatly store shoes before stepping into the heart of the home. The downstairs accommodation is arranged in an inviting open-plan layout, centred around a lovely brick feature fireplace. Natural light floods through the living space, creating a bright and welcoming atmosphere, ideal for both everyday living and entertaining. The newly fitted kitchen offers plenty of cupboard and worktop space, featuring an oven and induction hob, along with space for a full-length fridge freezer. An additional door next to the kitchen also leads out to the front of the garden. Conveniently positioned alongside the staircase is a downstairs cloakroom/WC, comprising a WC, wash basin and space with plumbing for a washing machine.

Upstairs, an airing cupboard housing the hot water tank provides useful additional storage. Bedroom Two is a good-sized double overlooking the front of the property, whilst Bedroom One is a particularly generous double, enjoying plenty of natural light and featuring a charming fireplace. Completing the accommodation is the newly fitted bathroom, comprising a WC, wash basin and a large bath with an overhead shower.

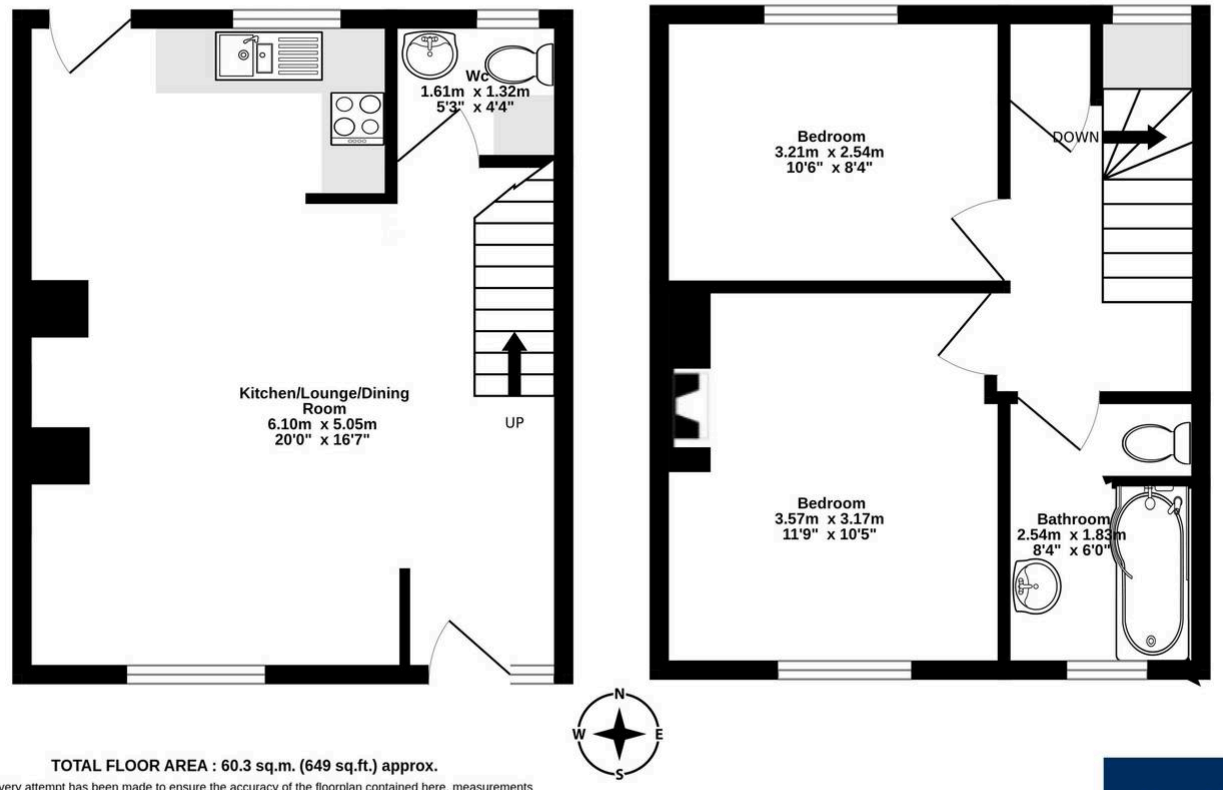




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Ground Floor
30.2 sq.m. (325 sq.ft.) approx.

1st Floor
30.2 sq.m. (325 sq.ft.) approx.



TOTAL FLOOR AREA : 60.3 sq.m. (649 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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