



## 8 Livingshayes Road, Exeter, EX5 4JW Offers in excess of £230,000

Goodmove present this three bed end terrace for sale on Livingshayes Road, Exeter, EX5

The property offers well-proportioned accommodation arranged over three floors. The ground floor comprises a spacious kitchen/diner and a rear lounge with direct access to the garden and decking areas.

The first floor provides two bedrooms and a family bathroom, while the second floor features an additional versatile room ideal for use as a home office, occasional bedroom or hobby space. A particular feature of the property is the generous rear garden.

Situated in the popular village of Silverton, just a short drive from Exeter, 8 Livingshayes Road enjoys a peaceful semi-rural setting while remaining well connected for commuters and families alike. The village offers a strong sense of community together with a range of everyday amenities including a village shop, primary school, local pubs, café, church and regular bus services. Exeter city centre is easily accessible, providing extensive shopping, dining, leisure and rail connections.

The surrounding Devon countryside provides excellent opportunities for walking, cycling and outdoor recreation, making the area particularly appealing for those seeking a balance between village life and city convenience. Silverton is also well regarded for its community atmosphere and access to nearby schooling options, including well-rated primary and secondary schools in the surrounding area.



**Section 157**

Section 157 of the Housing Act 1985 - Any prospective buyer must have lived or worked within the local region for a three consecutive years - Ask agent for more details

**Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>		



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