



Park Wood Rise

Lifton | Devon



Town • Country • Coast

Fixed Asking Price £250,000



Located in a popular development with walking distance to village amenities is this detached 2 double bedroom bungalow with a private rear garden and single garage.

You walk into a storm porch with a door opening into the entrance hallway with useful store cupboard. The kitchen is front aspect with a range of matching eye and base level units plus various integrated appliances. Overlooking the private rear garden is an open plan sitting/dining room with sliding patio doors. There are 2 double bedroom each with mirror fronted built in wardrobes. The master bedroom enjoys a view over the landscaped rear garden.

Adjoining the patio doors is a decking area ideal for outside dining or sitting in the garden. Subject to planning there is scope to add a conservatory or garden room. Beyond here is the generous area of lawn which is fully enclosed. There are pathways down each side of the property. To the rear of the lawn is a raised flowerbed that is well stocked and full of spring colour. A door leads into the garage from the garden. The garage has an electric up and over door with a tarmac driveway in front.



Situation

The property is situated a short distance from the heart of the village of Lifton, which boasts a range of amenities including a Village Store/Post Office, Parish Church, Public Houses, County Primary School, Doctors Surgery to name but a few. The ancient former market town of Launceston lies 5 miles to the West and boasts a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road which gives access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

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Entrance Porch

Hallway

Kitchen

10'7" x 6'3" (3.25m x 1.91m)

Sitting/Dining Room

16'7" x 10'2" (5.08m x 3.10m)

Bedroom 1

10'7" max x 8'11" max (3.25m max x 2.74m max) excluding wardrobe

Bedroom 2

10'11" max x 8'11" max (3.33m max x 2.74m max) including wardrobe

Bathroom

6'9" x 6'5" (2.08m x 1.98m)

Garage

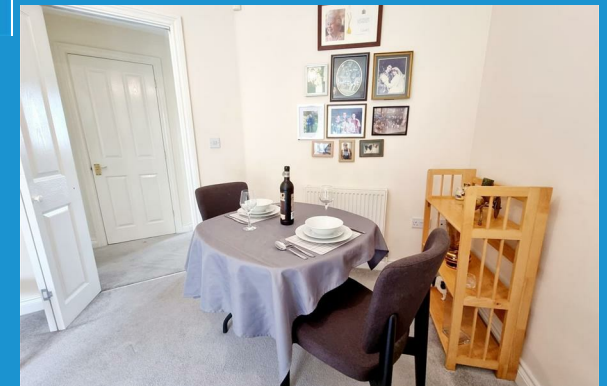
16'9" x 8'11" (5.11m x 2.74m)

Services

Mains Electricity, Water & Drainage.

Oil Fired Central Heating.

Council Tax Band C.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | 73 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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