

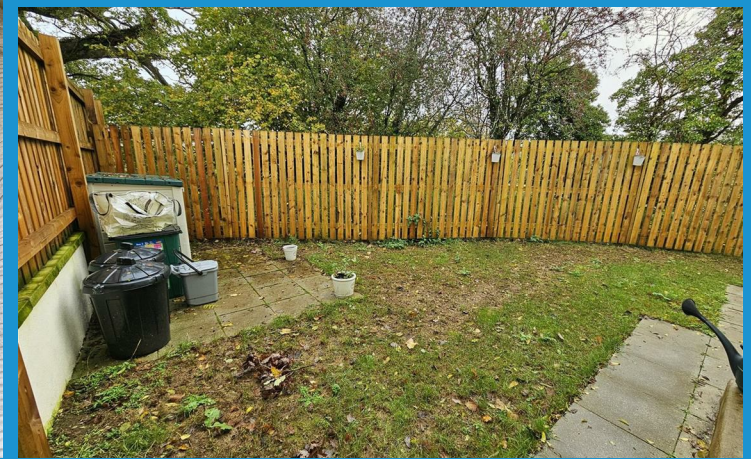


Great Oak Gardens

Lifton | Devon



Town • Country • Coast



A spacious 2 bedroom semi-detached modern house situated in a cul-de-sac location within a popular village with a wrap around corner plot garden and off-road parking for 2 vehicles. The property is a shared ownership property with the asking price reflecting a 50% share of the property with the other 50% subject to a rental figure of £287.89 per month and all buyers need to be assessed via the company who deal with the buyer assessments.

The accommodation includes an entrance hallway with stairs to the first floor and a door into the spacious living room which has a front facing window. A door leads into the kitchen and breakfast room which has a doorway into the garden and a window to the rear. There is a cupboard which houses the utilities such as the electrical fuse board and hot water immersion tank. There is a downstairs cloakroom with a WC.

On the first floor there are 2 spacious double bedrooms alongside a well appointed bathroom. The property is offered for sale with no onward chain and held on a leasehold tenure with is a 999 year lease which commenced in 2022 and there is a monthly management charge of £20.88.



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 Hallway

Living Room

12'11" x 12'5" max (3.96m x 3.81m max)

Kitchen/Breakfast Room

14'0" x 11'9" (4.28m x 3.59m)

W/C / Cloakroom

4'11" x 3'7" (1.50m x 1.11m)

First Floor Landing

Bathroom

7'0" x 6'7" max (2.14m x 2.01m max)

Bedroom 1

14'10" x 9'1" narrowing to 8'4" (4.53m x 2.78m narrowing to 2.56m)

Bedroom 2

15'10" x narrowing to 12'5" x 12'2" (4.84m x narrowing to 3.80m x 3.72m)

Services

Mains electricity, water and drainage.

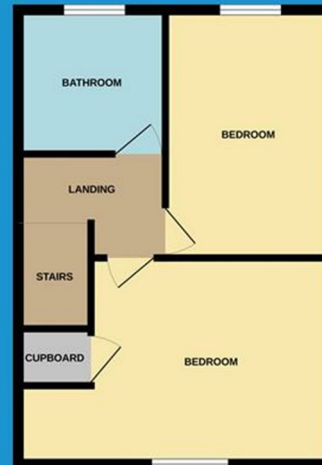
Council Tax Band B.

Energy Efficiency Rating	
Current	Potential
87	100
Very energy efficient - lower running costs (92 plus) A (81-91) B (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	

Ground Floor



First Floor



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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