



Newton Down
Lifton
PL16 0AS

Guide Price £400,000

- Secluded Detached Bungalow
- In Need Of Modernisation
- 2.25 Acres Of Garden & Woodland
- Driveway & Garage
- No Onward Chain



Tenure - Freehold

Council Tax Band - B

Floor Area - 893.41 sq ft



Wooden glazed door into

PORCH:

uPVC double glazed windows to two sides. Tiled floor. Wooden glazed door into

LIVING ROOM:

14'5" x 9'11" (4.39m x 3.02m)

Two uPVC double glazed windows to front. Radiator. Door to dining room and bedroom.

BEDROOM ONE:

18'4" x 9'1" (5.59m x 2.77m)

uPVC double glazed window to the front and two to the sides. Two radiators. Wooden floor.

DINING ROOM:

17'3" x 8'0" (5.277 x 2.449)

Wooden glazed window to rear. Radiator. Cupboard housing hot water tank. Doors to kitchen, shower room and bedroom 3.

BEDROOM THREE:

9'10" x 8'0" (3.00m x 2.44m)

uPVC double glazed window to front. Radiator.

SHOWER ROOM:

Wooden glazed window to side and further uPVC double glazed window to rear. Double tiled shower cubicle with Mira electric shower unit. Pedestal wash hand basin. Low level WC. Radiator.

KITCHEN:

11'9" x 11'8" (3.58m x 3.56m)

Wooden double glazed window to the rear. Fitted kitchen units incorporating a range of base and wall mounted units. Roll edge work surface. Stainless steel sink unit. Space for under unit appliances. Space for cooker. Cupboard housing the LPG Vokera boiler. Door to rear lobby and door to bedroom 2.

BEDROOM TWO:

12'1" x 9'11" (3.68m x 3.02m)

Wooden double glazed window to side. Radiator.

REAR LOBBY:

Door to WC and wooden glazed door to side and rear gardens.

WC:

Wooden window to rear. Low level WC. Radiator.

OUTSIDE:

This secluded property is accessed via a private drive that, along with the single garage, provides ample off-road parking for multiple vehicles. The rendered bungalow, built in the mid-1930s, is hidden from the road behind hedges, trees, and established plantings.

The 2.25 acres of grounds, which are primarily wooded, have fostered a natural habitat that attracts a variety of wildlife, including numerous bird species, rabbits, hedgehogs, deer, and hares. An area near the bungalow had been fenced, making it safe for dogs to roam without straying too far. Additionally, there is a timber summer house, an ideal spot to quietly observe this enchanting environment. The property also includes two useful sheds and several bird coops.

AGENTS NOTES:

Our vendor has confirmed that the property is of mixed construction, and further investigation may be necessary.

COUNCIL TAX:

Band B - As verified by a valuation website.

SERVICES:

Mains electricity and water. Private drainage.



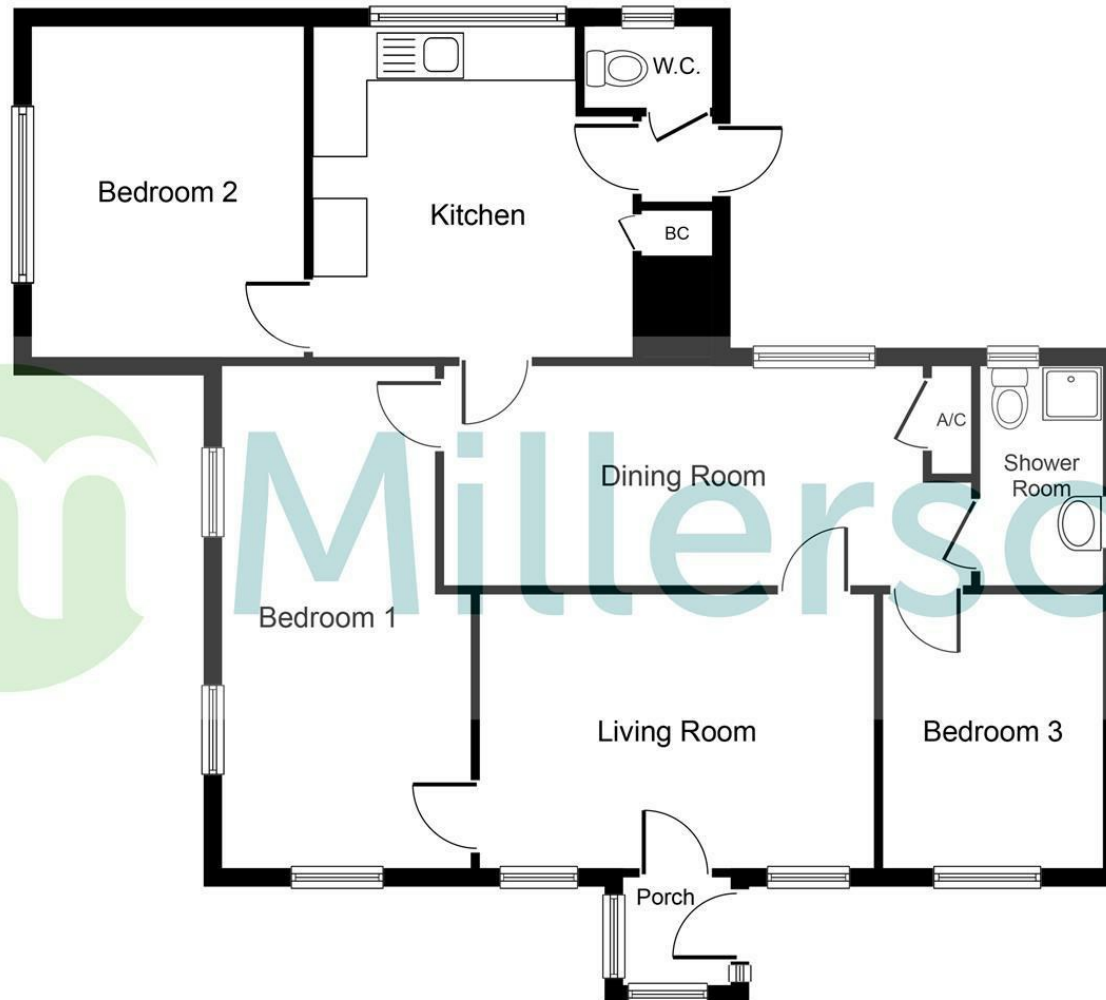
Directions To Property

Sat Nav: PL16 0AS What3Words:
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Valuation Request



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	