

Willas Road

Lifton

PL16 0DZ

Price Guide £250,000

- Detached Bungalow
- Requiring Modernisation
- Two Double Bedrooms
- LPG Central Heating
- Garden Area Opposite
  - Solar Panels
- No Onward Chain
- Scan QR For Material Information



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Tenure - Freehold

Council Tax Band - D

Floor Area - 958.00 sq ft



#### Summary:

Nestled on Willas Road in the charming village of Lifton, this delightful detached bungalow presents an excellent opportunity for those seeking a project to make their own.

The bungalow is in need of refurbishment, allowing you to tailor the interior to your personal taste and style. With no onward chain, you can enjoy a smooth and straightforward purchasing process.

One of the features of this property is the expansive garden situated directly opposite the bungalow. Currently a blank canvas of lawn bordered by mature trees, this outdoor space offers endless possibilities for gardening enthusiasts. Imagine the potential for creating your own tranquil retreat or vibrant garden oasis.

Additionally, the property is equipped with solar panels, contributing to energy efficiency and potentially reducing your utility bills. This feature not only supports a more sustainable lifestyle but also adds to the overall appeal of the home.

In summary, this bungalow on Willas Road is a rare find, combining a prime location with the potential for personalisation and improvement. It is a wonderful opportunity for those looking to invest in a property in the heart of Lifton.

Obscure uPVC double glazed front door into

#### Hallway:

Cupboard housing hot water tank. Thermostatic control. Radiator. Doors off

#### Living Room:

16'4" x 11'6" (5 x 3.53)

uPVC double glazed bay window to front and uPVC double glazed window to side. Low level stonework to one wall with display shelving and ornamental fireplace. Radiator.

#### Kitchen/Dining Room:

15'6" narrowing to 12'4" x 8'10" plus door recess. (4.74 narrowing to 3.78 x 2.71 plus door recess.)

uPVC double glazed window and door to rear garden. Fitted base units under roll edge work surfaces. Stainless steel sink unit. Four ring gas hob. Eye level built in oven and grill set in tall unit. uPVC door to

#### Utility Room:

10'0" x 7'7" (3.06 x 2.33)

uPVC double glazed window and door to rear garden. uPVC door to Garage.

Back into the Hallway

#### Bathroom:

11'0" x 6'10" (3.37 x 2.10)

Obscure uPVC double glazed window to rear. Corner bath. Vanity wash hand basin. Low level WC. Radiator.

#### Bedroom Two:

13'5" x 9'1" (4.10 x 2.79)

uPVC double glazed window to rear. Built-in double wardrobe. Radiator.

#### Principal Bedroom:

14'7" extending to 18'6" x 11'6" (4.46 extending to 5.65 x 3.53)

uPVC double glazed bay window to front. Radiator.

#### Integral Garage:

16'0" x 10'0" (4.90 x 3.05)

Metal up and over door. Light. Fuse box. Photovoltaic power inverter.

#### Outside:

To the front, a driveway leads to the garage, complemented by a lawn to the side of the driveway and a pathway that wraps around to the side and rear of the bungalow. The rear garden, also laid to lawn, features a greenhouse and an LPG tank, offering practical outdoor space. An outhouse, housing the Worcester boiler.

A standout highlight is the expansive garden situated directly opposite the bungalow. Currently a blank canvas of lawn bordered by mature trees, this area presents a wonderful opportunity for someone with a passion for gardening to truly make it their own. Whether envisioning vibrant flower beds, a vegetable patch, or a tranquil retreat, this space is brimming with potential for a budding gardener to bring their vision to life.

#### Material Information:

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing



Broadband: None

Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - Poor

Parking: Garage, Driveway, and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

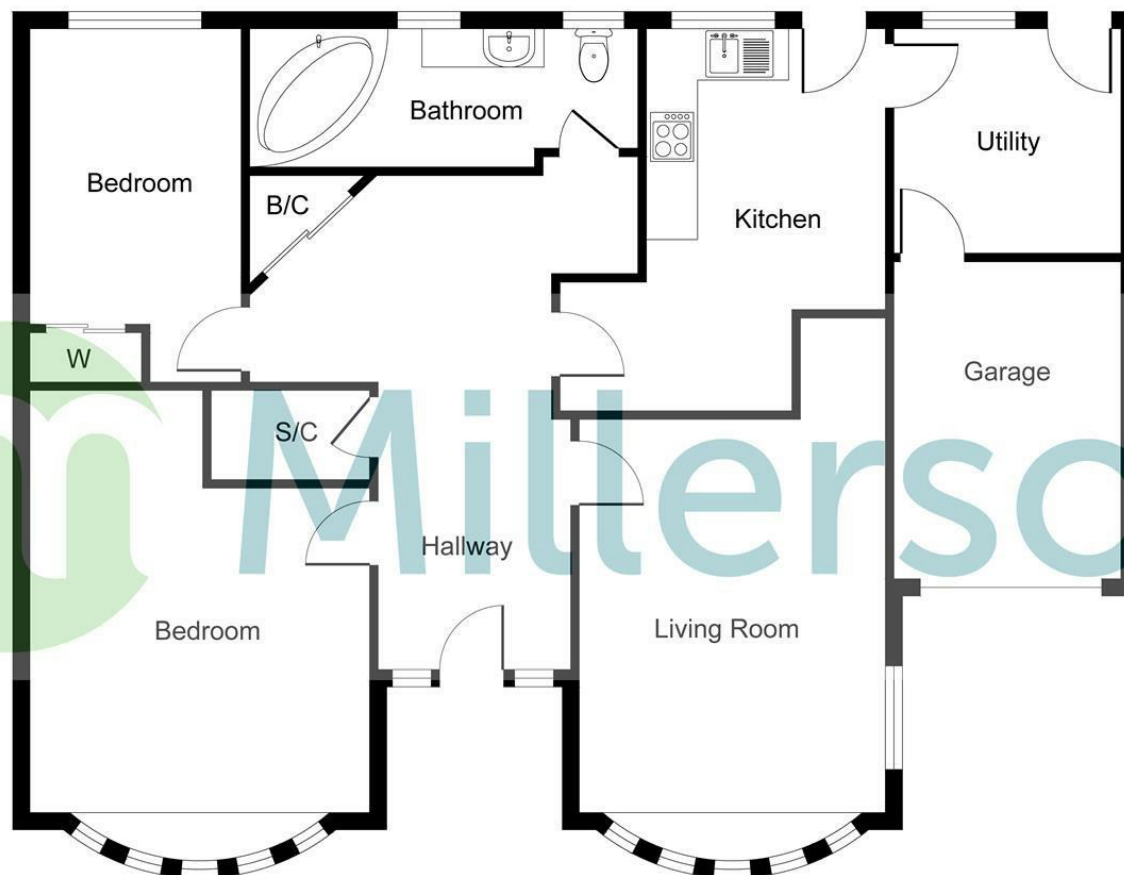
Non-coal mining area: Yes

Energy Performance rating: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## Contact Us

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