



# New Builds Fore Street

Lifton | Cornwall



Town • Country • Coast



\* NEW DEVELOPMENT - UPDATED PICTURES NOW ONLINE \* An opportunity to purchase this attractive 3 bedroom detached new build house in a sought after village location. The property is set in a developing cul-de-sac of just 5 properties in total and is within walking distance of the amenities in Lifton Village which include the Village Shop, Community Centre, Public House and Primary School.

This attractive detached new property has driveway parking at the side and an enclosed garden at the rear. The accommodation includes an entrance hallway with a downstairs WC and cloakroom. There is an open-plan kitchen and dining room alongside a living room with doors to the garden at the rear. On the first floor there are the 3 bedrooms with the master bedroom en-suite and a family bathroom.

The property is well underway and could offer the new buyer occupation this Summer, ready to enjoy the local delights of Devon and Cornwall including the wonderful scenery in Dartmoor and the lush sandy beaches at North Cornwall. The cul-de-sac will have a management charge which will be set up once the properties have been completed with charges to be confirmed.



### 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.

### Directions

The postal code for the property is PL16 0BH. What Three Words 'luckier.underline.plugged' will take you to the property. From Launceston, leave the town via Kensey Hill and through Polson passing the Rugby Club. Follow the road through Liftondown into Lifton. Follow the road through the village and the property will be seen on the left hand side beside Lifton Community Centre.

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**Hallway**  
8'8" x 3'6" (2.66m x 1.08m)

**Kitchen/ Dining Room**  
14'7" x 11'7" (4.46m x 3.54m)

**Living Room**  
19'9" narrowing to 16'2" x 12'3" (6.04m  
narrowing to 4.94m x 3.74m)

**First Floor**  
Plus Storage Cupboard

**Bedroom 1**  
12'4" x 8'9" plus wardrobes (3.78m x 2.68m plus  
wardrobes)

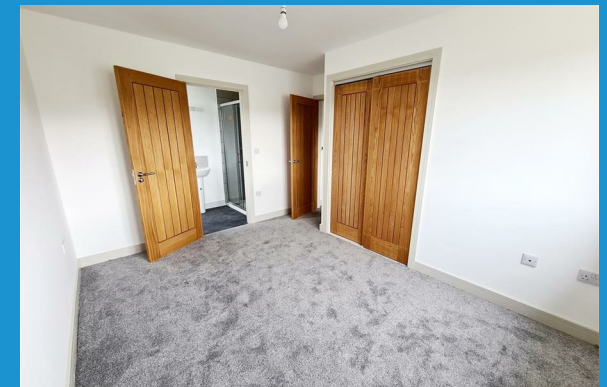
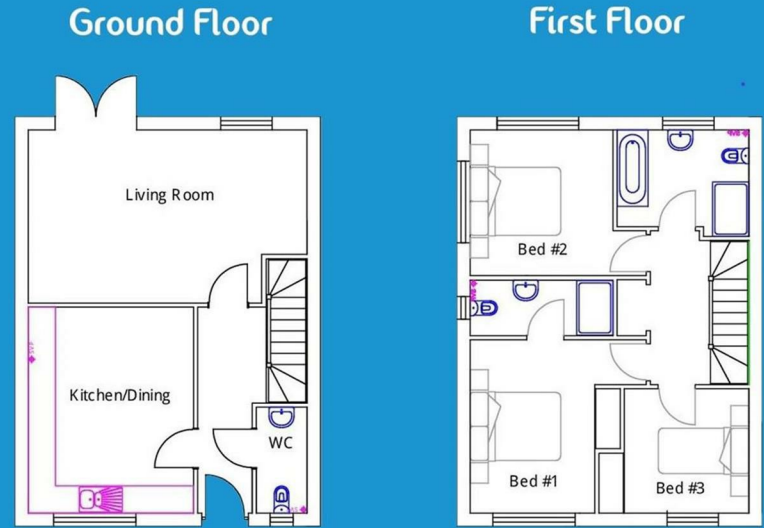
**En-suite**  
10'0" x 3'11" (3.07m x 1.20m)

**Bedroom 2**  
8'9" x 8'4" plus wardrobes (2.67m x 2.55m plus  
wardrobes)

**Bedroom 3**  
10'2" x 10'1" (3.11m x 3.08m)

**Bathroom**  
9'3" x 6'7" (2.84m x 2.03m)

**Services**  
Mains Water, Electricity and Drainage.  
Air source heat pump heating.  
Underfloor Heating Downstairs.  
Council Tax Band TBC



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>		
(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		
<b>England &amp; Wales</b>	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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