



2 Warracott Court
Chillaton | Lifton | Devon



Town • Country • Coast

Offers In Excess Of £350,000



A spacious three bedroom semi-detached barn conversion offering well presented living accommodation with a spacious and well tended rear garden and driveway parking at the side. The property is found in a courtyard setting of similar properties offering a community feel in a rural location.

The property features accommodation including a modern open kitchen with a range of wall and base units and a door into a downstairs cloakroom with WC and a cupboard. There is an impressive open living room featuring the original expansive barn opening at the front. Stairs leads to the first floor where there are 2 spacious bedrooms with the master bedroom en-suite alongside a smaller third bedroom or study plus a well appointed shower room.

There is a gravelled parking area at the side with a gate leading into the rear garden where there is a paved area and a door into the kitchen. The main garden is laid to lawn with a range of mature plants and shrubbery to the borders and a lovely view at the side over the surrounding countryside. There is a decked area ideal for relaxing and unwinding, enjoying the view over the lovely garden.



Situation

Chillaton is an attractive village situated on the western edge of the Dartmoor National Park. Tavistock has many independent shops, primary and secondary schools, supermarkets and fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches, plus a popular golf course. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties.

Directions

The property postcode is PL16 0HE. From Launceston proceed out of town via Kensey Hill following the signposts to Lifton and driving through Polson and Liftondown. Driving through Lifton village and into Tintahay. Turn right at the Ambrosia Factory sign posted Tavistock and continue on that road for approximately for 3 miles turn left sign posted Tavistock and Chillaton. Proceed along this road and down the hill and as the road bares then left then right you will see the development on the right hand side,

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Living Room

17'3" max x 16'6" narrowing to 14'2" (5.28m max x 5.04m narrowing to 4.33m)

Kitchen/ Diner

11'4" x 9'6" (3.47m x 2.90m)

Cloakroom

6'0" x 3'0" (1.84m x 0.93m)

Airing Cupboard and Tank

First Floor

Bedroom 1

11'4" x 10'0" (3.47m x 3.05m)

En-suite

9'11" x 3'6" (3.04m x 1.07m)

Bedroom 3

7'6" x 10'5" max (2.31m x 3.20m max)

Bedroom 2

7'6" x 10'5" max (2.31m x 3.20m max)

Shower Room

9'4" x 4'8" (2.85m x 1.43m)

Services

Mains electricity.

Private drainage & water.

Council Tax Band c.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(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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