



Arundell Gardens  
Lifton | Devon



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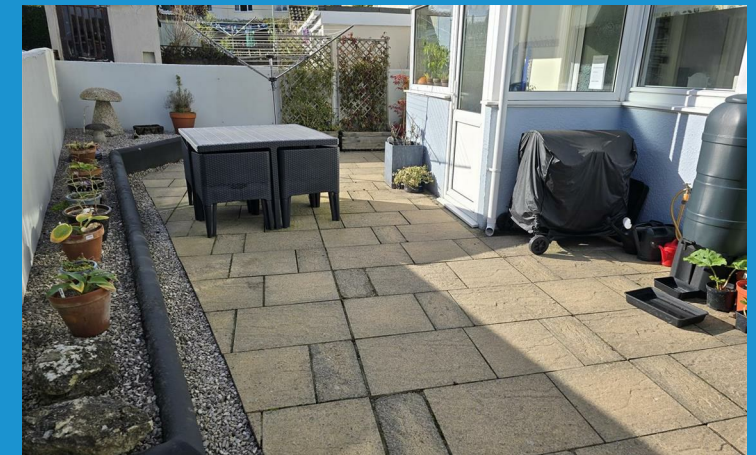


A spacious 3 bedroom end of terrace house in a popular village location with an attached garage at the side. The property offers a well presented accommodation with 3 spacious double bedrooms and 2 reception rooms.

The accommodation includes an entrance hallway with a downstairs shower room and WC. There is also a large under stairs storage cupboard. There is a generous living room at the front with a front facing window. The hallway leads to the kitchen which is well presented and a generous size with built in hob and oven and plumbing for a dishwasher. Open-plan to a separate dining room which has patio doors into the rear garden. There is a door from the kitchen which leads into a useful rear porch.

On the first floor there is a spacious open landing with a window at the side providing light with a useful airing cupboard alongside a walk-in wardrobe. There are 3 double bedrooms alongside a well appointed bathroom. There are enclosed gardens at the front and rear laid to patio with access into the adjoining garage which has plumbing for a washing machine. At the rear of the property there is a communal parking area with ample parking for multiple vehicles.

The property has oil central heating, is double glazed and offers good access to the many local facilities in the village including the Primary School and Shop/Post Office which is within walking distance of the property.



### 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 0DW. From Launceston proceed out of town via Kensey Hill following the signposts to Lifton and driving through Polson and Liftondown. Driving into Lifton village, take a left hand turn onto Darkey Lane, follow this road for a short while then take the right hand turning into Arundell Gardens where the property can be found at the end of the road on the left hand side.

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## Hallway

## Shower Room

8'5" x 5'6" (2.58m x 1.70m )  
2.58m narrows to 1.68m

## Living Room

11'9" x 11'8" (3.59m x 3.58m )

## Kitchen

11'4" x 9'5" (3.47m x 2.89m )

## Dining Room

11'5" x 9'8" (3.48m x 2.96m )

## Rear Porch

7'5" x 3'2" (2.27m x 0.99m )

## First Floor

## Bedroom

12'3" x 8'4" (3.75m x 2.56m )

## Bedroom

13'5" x 8'11" (4.10m x 2.74m )

## Bedroom

11'7" x 9'10" (3.54m x 3.01m )

## Bathroom

6'5" x 5'6" (1.97m x 1.69m )

## Garage

24'4" x 10'0" (7.42m x 3.07m )

## Services

Mains Electricity, Water and Drainage  
Council Tax Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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