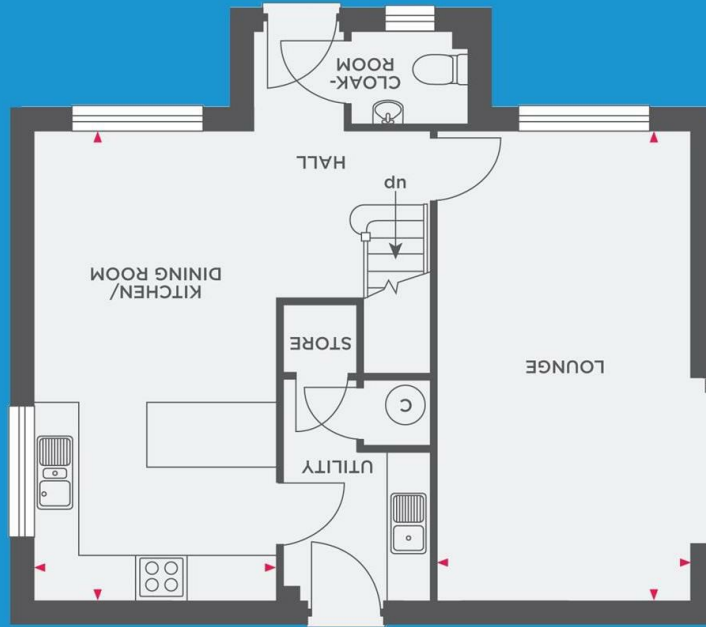




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. It there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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

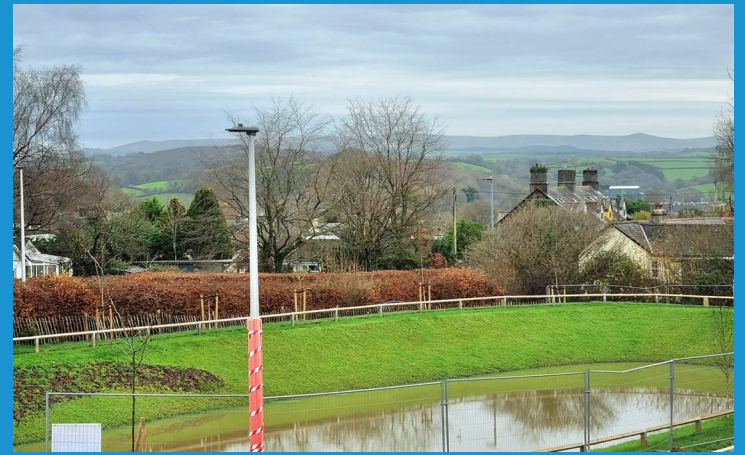


Ground Floor

- Cloakroom
- Utility Room  
Plus Store Cupboard
- First Floor  
Plus store cupboard
- Master Bedroom  
14'6" x 10'5" (4.44m x 3.20m)  
Plus store cupboard
- En-suite  
11'4" x 10'10" (3.46m x 3.32m)
- Bedroom 2  
10'3" x 7'2" (3.13m x 2.20m)  
Plus Fitted Wardrobes
- Bedroom 4  
9'10" x 7'3" (3.00m x 2.23m)  
Plus Fitted Wardrobes
- Bathroom
- Services

- Kitchen/Dining Room  
21'0" x 11'0" (6.42m x 3.36m)
- Lounge  
21'0" x 11'3" (6.42m x 3.43m)





Plot 27 will now be sold with flooring, turf and an upgraded quartz worktop! This plot will be ready in time for Christmas!

The Bradstone is a lovely four bedroom home with a garage. The stone fronted projection gives the home great kerb appeal.

You walk through the front door into an open plan kitchen / dining space with an L shaped kitchen and kitchen island. There is then a storage cupboard and utility with a back door leading out to your parking spaces which is ideal for bringing in your shopping. There is also a spacious lounge with bifold doors opening out the side of your home to the garden.

The first floor has four good sized bedrooms with an ensuite to the principle bedroom. There is also a storage cupboard and a family bathroom.

For further information please call View Property 01566706706 or email [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)



**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 0BX. From Launceston, leave the town via Kensey Hill and through Polson passing the Rugby Club. Follow the road through Liftondown passing Strawberry Fields Farm Shop on the left. You will approach Wainhomes new estate on the right hand side as you enter Lifton Village.