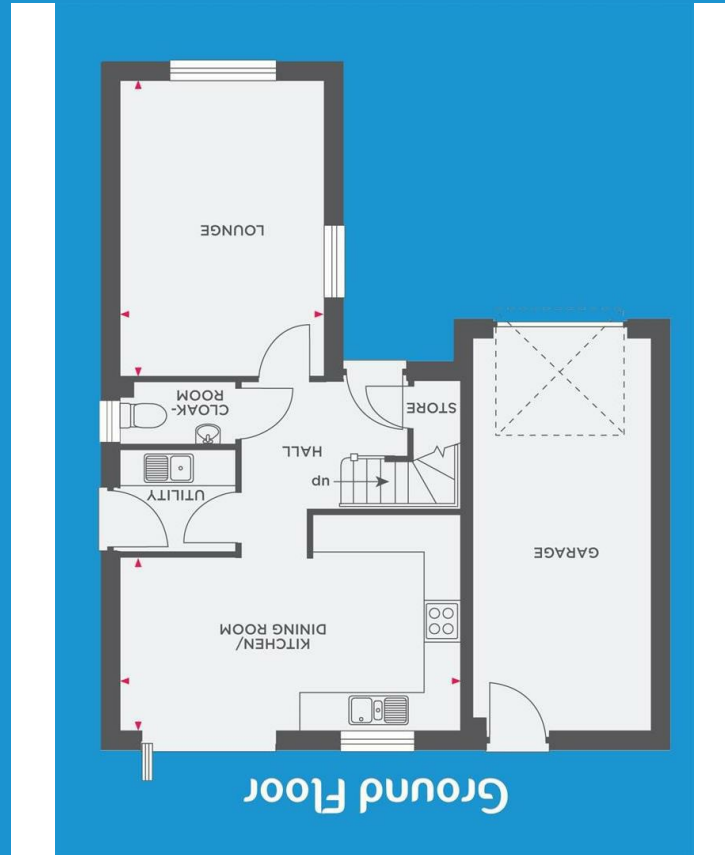




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

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



- Entrance Hall
Plus Store Cupboard
- Kitchen/Dining Room
18'8" x 11'9" (5.70m x 3.59m)
- Utility Room
- Cloakroom
- Living Room
16'2" x 11'1" (4.93m x 3.38m)
- First Floor
With Store Cupboard
- Master Bedroom
11'6" x 10'2" (3.51m x 3.10m)
- En-suite
- Bedroom 2
11'1" x 11'1" (3.40m x 3.38m)
- Bedroom 3
14'7" x 8'2" (4.47m x 2.50m)
- Bedroom 4
9'10" x 8'1" (3.01m x 2.48m)
- Bathroom
- Services



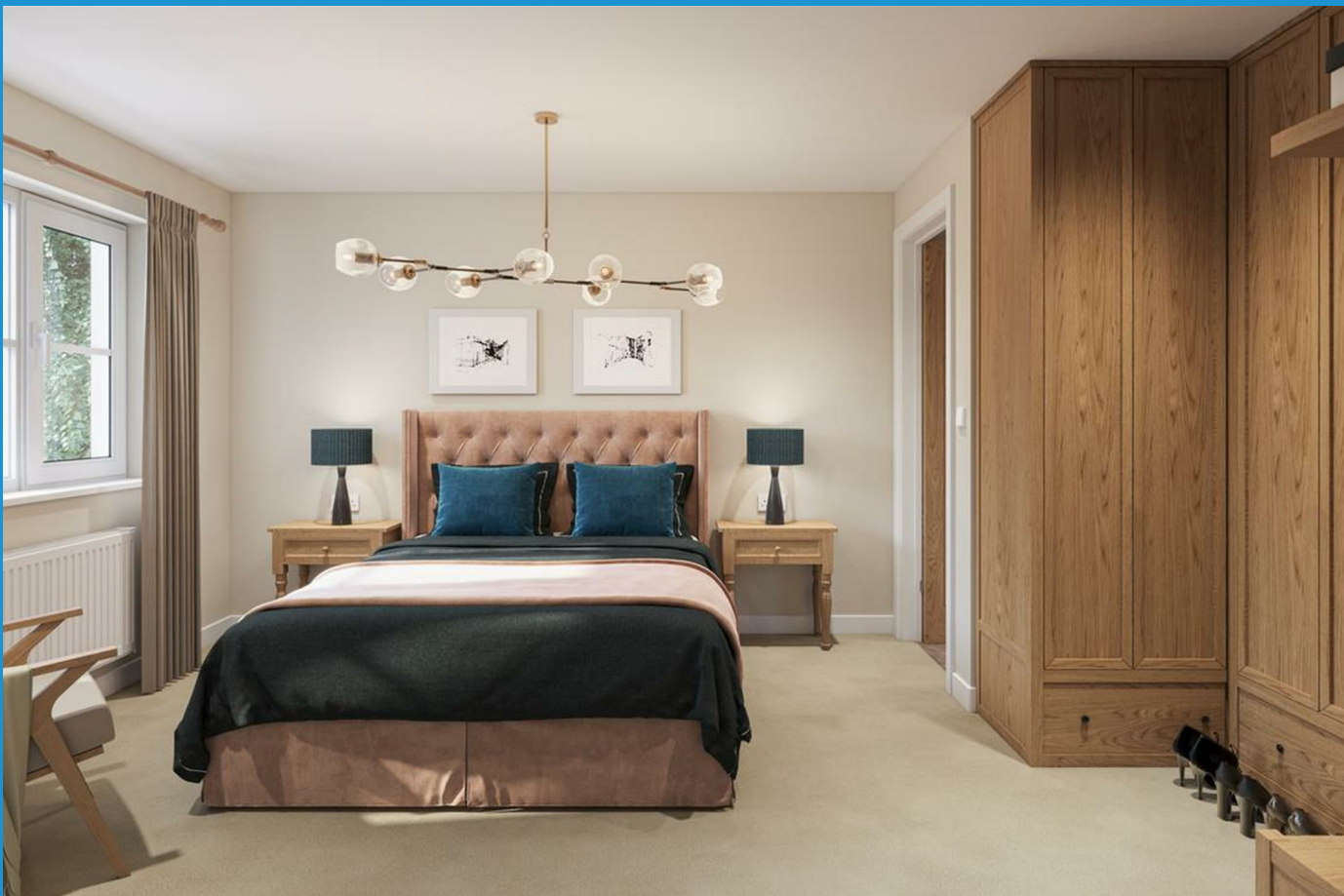


The Meadwell is a four bedroom home with integral garage. The stone fronted design gives great kerb appeal.

The ground floor has a spacious lounge, WC and storage cupboard. Leading to the back of the property there is an open plan kitchen / dining area with bifold doors leading to the garden. This home also boasts a utility room with another side access door leading to your parking.

The first floor offers four bedrooms with an ensuite to the principle bedroom. The fourth bedroom could easily act as a study or home office. There is also a family bathroom.

For further information please call View Property on 01566 706706 or sale@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.