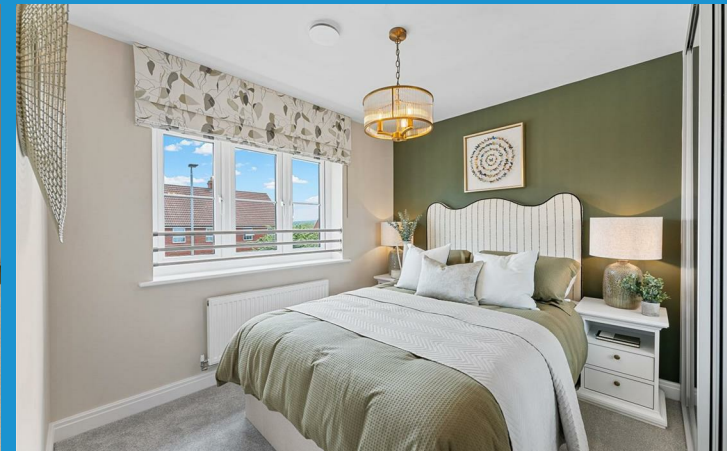




Roadford, Fore Street
Lifton | Devon



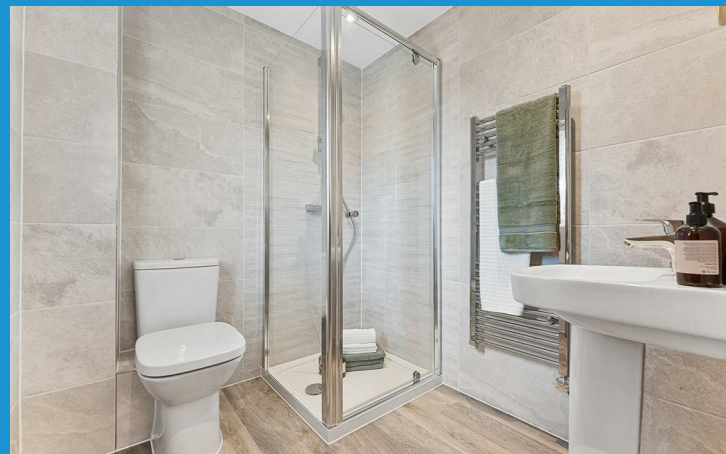
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The Roadford is a fantastic three-bedroom home, ideal for families who love open, airy spaces and modern design. As you enter, you'll find a spacious lounge, perfect for unwinding with the family after a long day. The room is flooded with natural light, thanks to bifold doors that open directly onto the rear garden, making this the ideal space to relax or entertain
*****PART EXCHANGE AVAILABLE*****

The open plan kitchen and dining area also benefits from bifold doors leading outside, ensuring a seamless flow of indoor-outdoor living. Whether you're preparing dinner, helping with homework, or catching up over coffee, this bright and versatile space is perfect for family life. There's also a handy downstairs cloakroom and additional storage tucked away, ideal for keeping things neat and tidy.

Upstairs, the main bedroom offers a tranquil retreat with its own ensuite, perfect for a little extra privacy. The second and third bedrooms are generously sized, both featuring convenient storage cupboards, making them versatile for whatever your needs may be – whether that's a guest room, home office, or a nursery. A well-appointed family bathroom completes the upper floor, providing comfort and convenience for all.



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.

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Hallway

Kitchen/Dining Room
18'5" x 9'6" (5.63m x 2.90m)
Plus Under Stairs
Cupboard/Storage

Living Room
18'5" x 11'0" (5.63m x 3.36)

Cloakroom

First Floor

Master Bedroom
11'5" x 9'1" (3.50m x 2.77m)


En-Suite

Bedroom 2
11'11" x 9'8" (3.65m x 2.95m)
Plus Storage Cupboard

Bedroom 3
9'8" x 8'5" (2.95m x 2.59m)
Plus Fitted Wardrobes

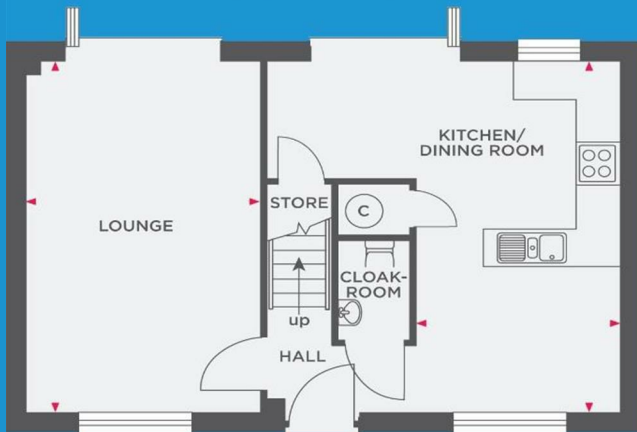
Bathroom

Services
Council Tax Band

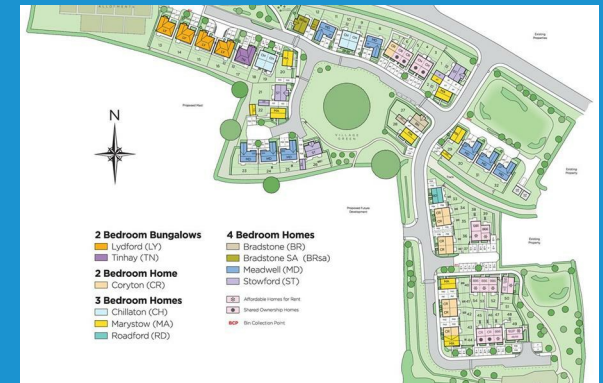
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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