



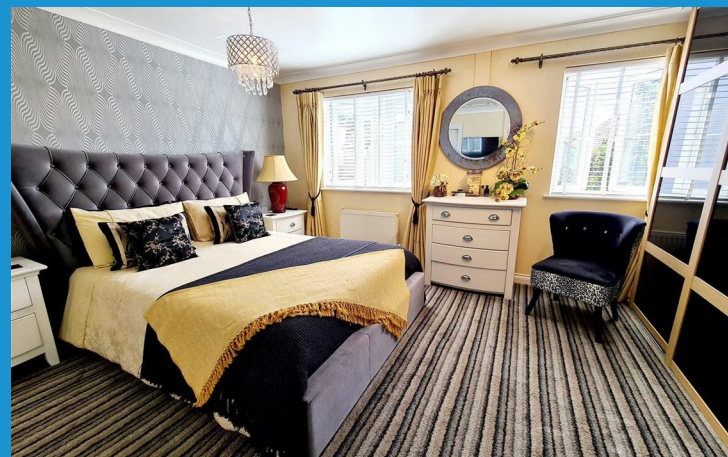
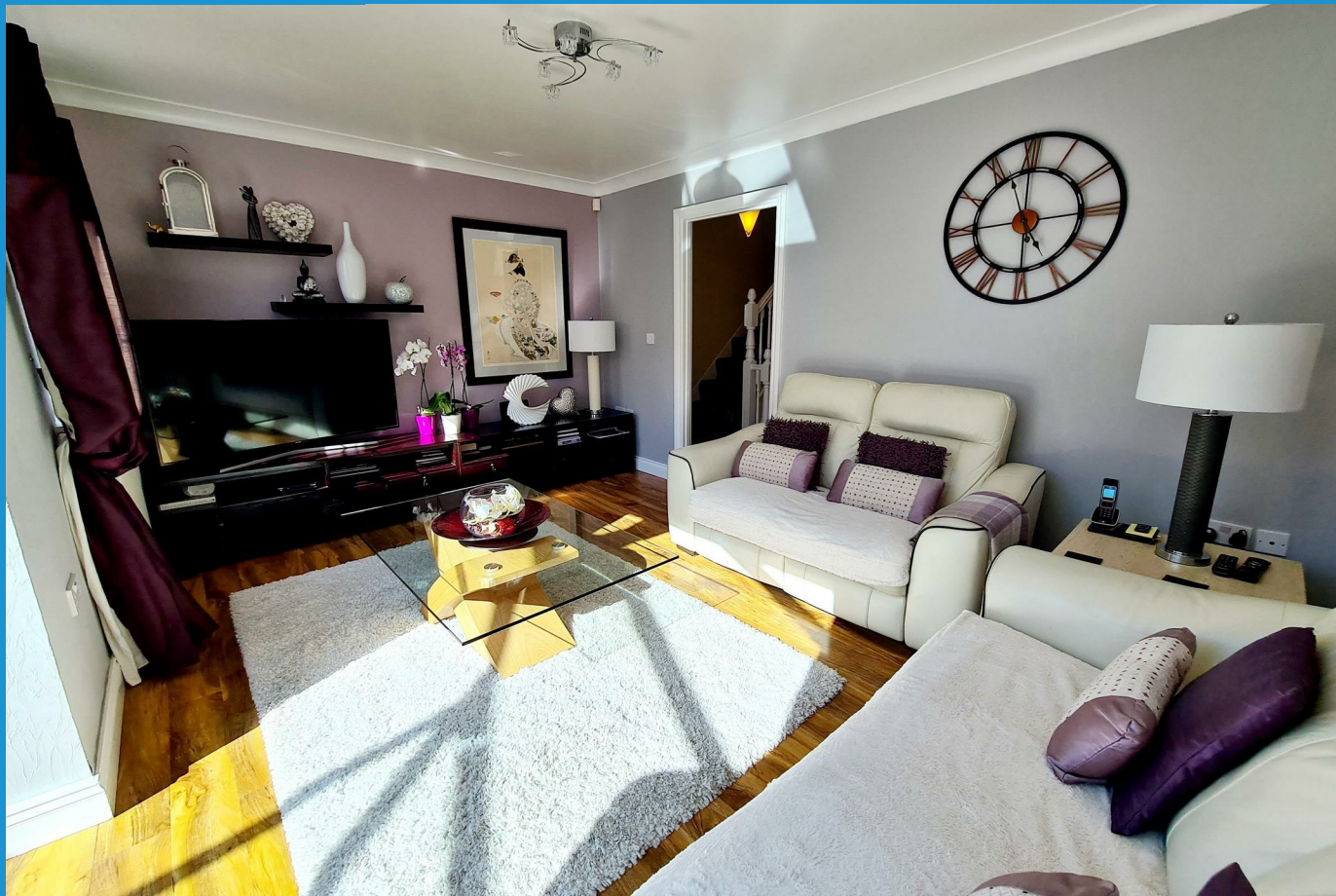
7 Park Wood Rise

Lifton | Devon



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A beautifully presented and deceptively spacious 2 bedroom (formerly 3 bedrooms) house with off-road parking, garage and a landscaped garden at the rear. The property features a light and spacious living room which is open-plan to the garden room with the master bedroom en-suite.

The property is entered into a welcoming open hallway with a recessed area utilised as a snug/study area with understairs storage area. There is a cloakroom with W/C alongside a useful cloaks cupboard. The open-plan kitchen and breakfast room is a lovely feature of the property, with a stylish fitted kitchen featuring a range of wall and base units with integrated appliances. A shallow staircase rises to the first floor, with a door into the living room which is a spacious open room with a rear facing window and is open-plan to the garden room which has double patio doors leading out into the garden.

A further shallow staircase leads to the main bathroom, which is modern and well appointed, alongside the first of the bedrooms which is a spacious double bedroom with storage at the rear. The final shallow staircase rises to the master bedroom, which is a spacious and impressive master suite with double windows overlooking the rear garden, bespoke fitted wardrobe and an en-suite shower room. This room was formerly two bedrooms and could be returned back to a three bedroom property if required.

The back garden is landscaped with decking and a couple of seating areas providing ideal al fresco dining areas and enclosed via fencing creating privacy. Steps lead down to a back door into the garage, which has storage in the eaves.

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.





### 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 postcode of the property is PL16 0LA. What Three Words 'vessel.plodded.earth' will take you to the property. Driving through Lifton from Launceston, once in the heart of the village turn right before the community centre into Park Wood Rise, and the property can be seen on your right hand side.

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**Entrance Hallway**  
with study area

**W/C**  
5'1" x 2'11" (1.57m x 0.89m)

**Kitchen/Diner**  
16'11" x 8'0" (5.16m x 2.46m)

**First Floor Landing**

**Living Room**  
15'3" x 10'7" (4.65m x 3.23m)

**Conservatory**  
9'1" x 8'3" (2.77m x 2.54m)

**Second Floor Landing**

**Bedroom 2**  
11'1" x 8'5" (3.40m x 2.57m)

**Bathroom**  
6'5" x 6'3" (1.98m x 1.93m)

**Third Floor Landing**

**Bedroom 1**  
11'5" x 12'11" (3.48m x 3.96m)  
to front of wardrobes

**En-Suite**  
8'4" max x 4'9" (2.56m max x 1.47m)

**Garage**  
With a Utility/Laundry Area

**Services**  
Mains Electricity, Water & Drainage.  
Oil Fired Central Heating.  
Council Tax Band C.

**Agents Note**  
Some of the photo used within  
these particulars were taken pre  
tenancy.

## Ground Floor



## First Floor



| 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 |                         |           |
|                                             | 65                      | 79        |
| 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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