



Tinhay Fore Street, Lifton, Guide Price £375,000



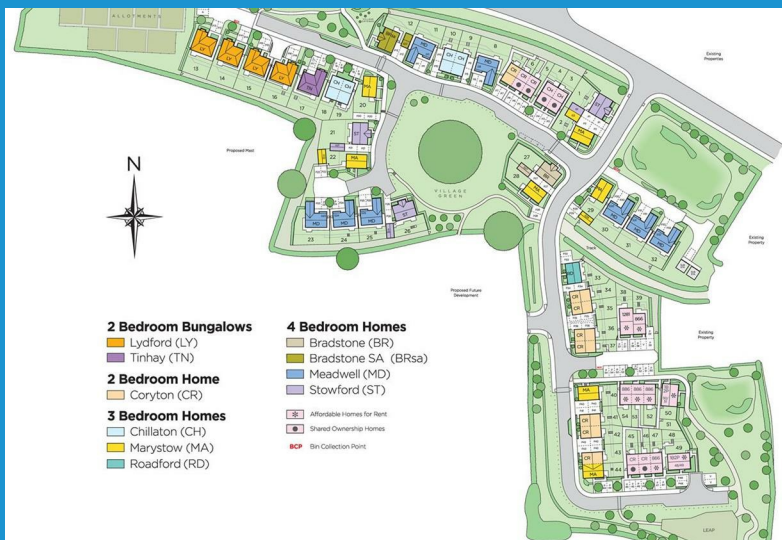
Town • Country • Coast

The Tinhay is a two bedroom stone fronted detached bungalow offering well-thought-out spaces designed for modern living. The property has front and rear gardens, car port and driveway parking.

The property comprises of a hallway with storage cupboard and access to all rooms. The kitchen/dining room has eye and base level units with integrated appliances plus access into the garden through french doors.

There are two bedrooms with the main bedroom being rear aspect over looking the garden and bedroom two having built in storage. Both bedrooms share the family bathroom.

The property is heated by an energy efficient air source heating system, has UPVC double glazing and benefits from a 10 year NHBC Buildmark Warranty



Tinhay Fore Street, Lifton,

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.

Entrance Hallway

Living Room

3.49m x 5.20m (11'5" x 17'0")

Kitchen / Dining Room

4.34m x 3.75m (14'2" x 12'3")

Master Bedroom

3.31m x 3.74m (10'10" x 12'3")

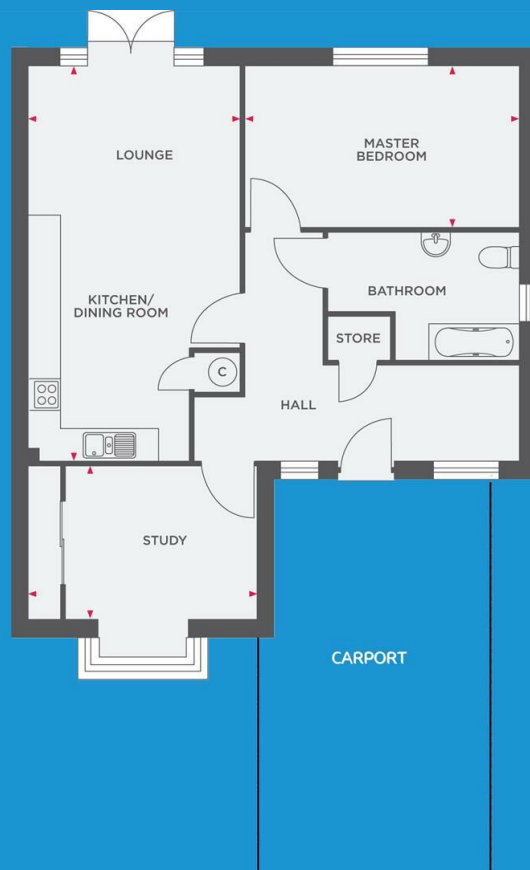
Bedroom 2

3.31m x 3.71m (10'10" x 12'2")

Bathroom

2.35m x 2.00m (7'8" x 6'6")

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		



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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.