



Tinhay Court

Tinhay | Lifton | Devon



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A well presented 3 bedroom semi-detached modern property situated in a sought after location with off-road parking at the front, an enclosed garden at the rear alongside a balcony terrace on the first floor.

On the ground floor the accommodation includes a spacious main living room with a front facing window and a useful understairs storage cupboard. Currently the room is arranged with a table and chairs at the far end of the room, which naturally leads into the kitchen. The kitchen has a range of wall and base level units and a rear facing window overlooking the rear garden. There is a utility room where the boiler can be found and a door to the rear providing access into the garden alongside a cloakroom with a WC.

On the first floor there are 2 spacious double bedrooms, both with fitted wardrobes alongside a 3rd bedroom/study. The master bedroom benefiting from a balcony area overlooking the garden.



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 0AP. What Three Words for the property is 'crisper.innocence.meanders' and this will take you directly to the property. From our office exit the town using the A30 Eastbound. Exit signposted Lifton and at the T junction turn right. Follow the road through Liftondown. Enter Lifton passing the village shop and Post Office and continue into Tinhay where the property will be located on the right hand side.

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Ground Floor

Living Room

14'6" x 11'4" (4.44m x 3.47m)

Kitchen

7'8" x 7'10" (2.34m x 2.40m)

Utility Room

6'5" x 6'2" (1.96m x 1.88m)

Cloakroom

6'4" x 2'11" (1.95m x 0.91m)

First Floor

Bathroom

5'4" x 5'4" (1.65m x 1.63m)

Bedroom 1

9'4" x 8'0" (2.87m x 2.45m)

Bedroom 2

9'7" x 8'0" (2.93m x 2.46m)

Bedroom 3

6'1" x 6'0" (1.86m x 1.84m)

Services

Mains Electricity, Water and Drainage

Oil Fired Central Heating

Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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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