



North Road

Lifton | Devon



Town • Country • Coast



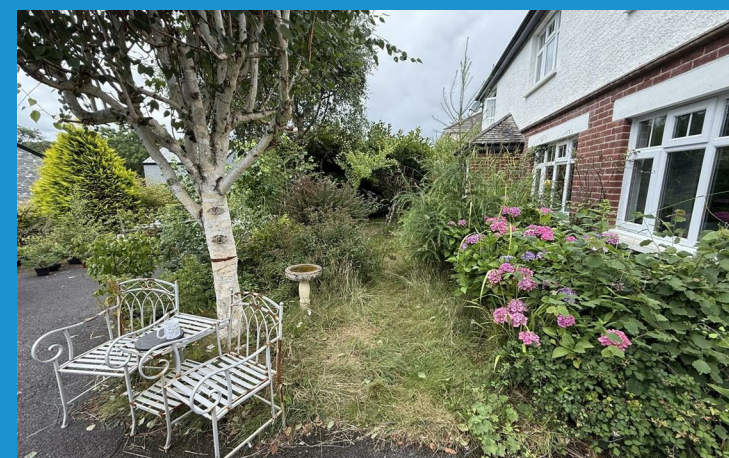
This handsome detached Edwardian home is within walking distance of village amenities including a primary school and village Post office shop. Offering 4 double bedrooms and 2 bathrooms, this home also has manageable front and side gardens. There is a large garage offering potential STP. The property requires updating and some modernisation but will create a lovely family home!

From the entrance porch you step into a small hallway. The sitting room is dual aspect with a fireplace to one side housing a multi fuel wood burner. The dining room is a particularly good size and offers plenty of room for a dining table ready for family get togethers! The vendor has informed us that under the floor covering is a wooden block floor. Adjoining in the dining room is the kitchen with a range of modern eye and base level units. To one side is a chimney breast housing a range style cooker. Beyond here is access to a useful utility room, a ground floor bathroom and large integral garage.

On the first floor are 4 double bedrooms, all sharing a shower room and separate WC. The master bedroom is dual aspect and overlooks the front garden. The shower room originally had a bath and this could be reinstated if required.

The property is approached off North road via double gates onto a driveway for several vehicles. The driveway terminates in front of a large double garage which, subject to planning, could be converted into additional accommodation or space to extend (STP). The manageable garden can be found to the front and side and has a range of mature trees and shrubs including 2 feature silver birches. To the rear of the property are several brick built outhouses ideal for storage.

Although the property requires updating in areas there is tremendous scope to create a wonderful family home in a popular village location.



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 to the property is PL16 0EH. 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. As you enter Lifton passing the village shop and Post Office. Turn left into North Road and bear right passing the Primary School and the property will be seen after a short distance on your left hand side. WhatThreeWords: willing.dinosaur.salaried

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Entrance Porch

Sitting Room

15'1" x 10'5" (4.62m x 3.20m)

Dining Room

15'2" x 14'1" (4.64m x 4.31m)

L Shaped

Kitchen

15'2" x 6'0" (4.64m x 1.83m)

Utility Room

9'3" x 6'4" (2.84m x 1.95m)

Bathroom

8'2" x 5'6" (2.50m x 1.70m)

First Floor

Bedroom 1

15'2" x 10'4" (4.64m x 3.17m)

Bedroom 2

12'11" x 11'9" (3.96m x 3.60m)

Bedroom 3

11'8" x 9'1" (3.58m x 2.79m)

Bedroom 4

9'3" x 8'11" (2.84m x 2.74m)

Shower Room

9'3" x 5'8" (2.82m x 1.73m)

WC

5'7" x 3'1" (1.71m x 0.94m)

Garage

33'7" x 14'1" (10.25m x 4.31m)

Services

Mains Electricity, Water and Drainage.

Oil Fired Central Heating.

Council Tax Band E

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		



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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