



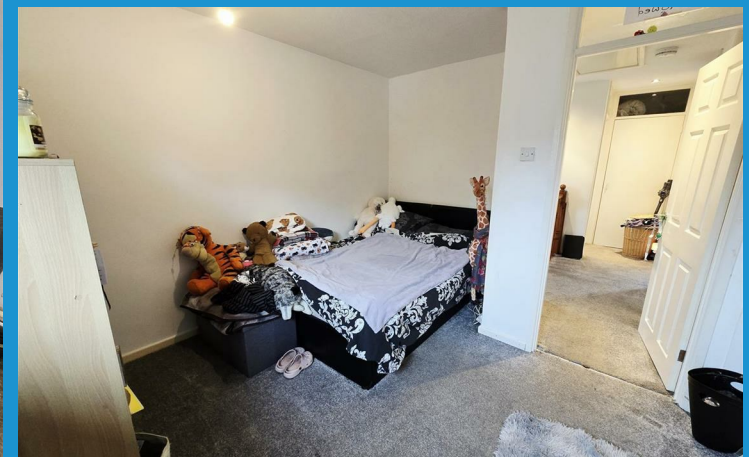
22 Arundell Gardens

Lifton | Cornwall



Town • Country • Coast





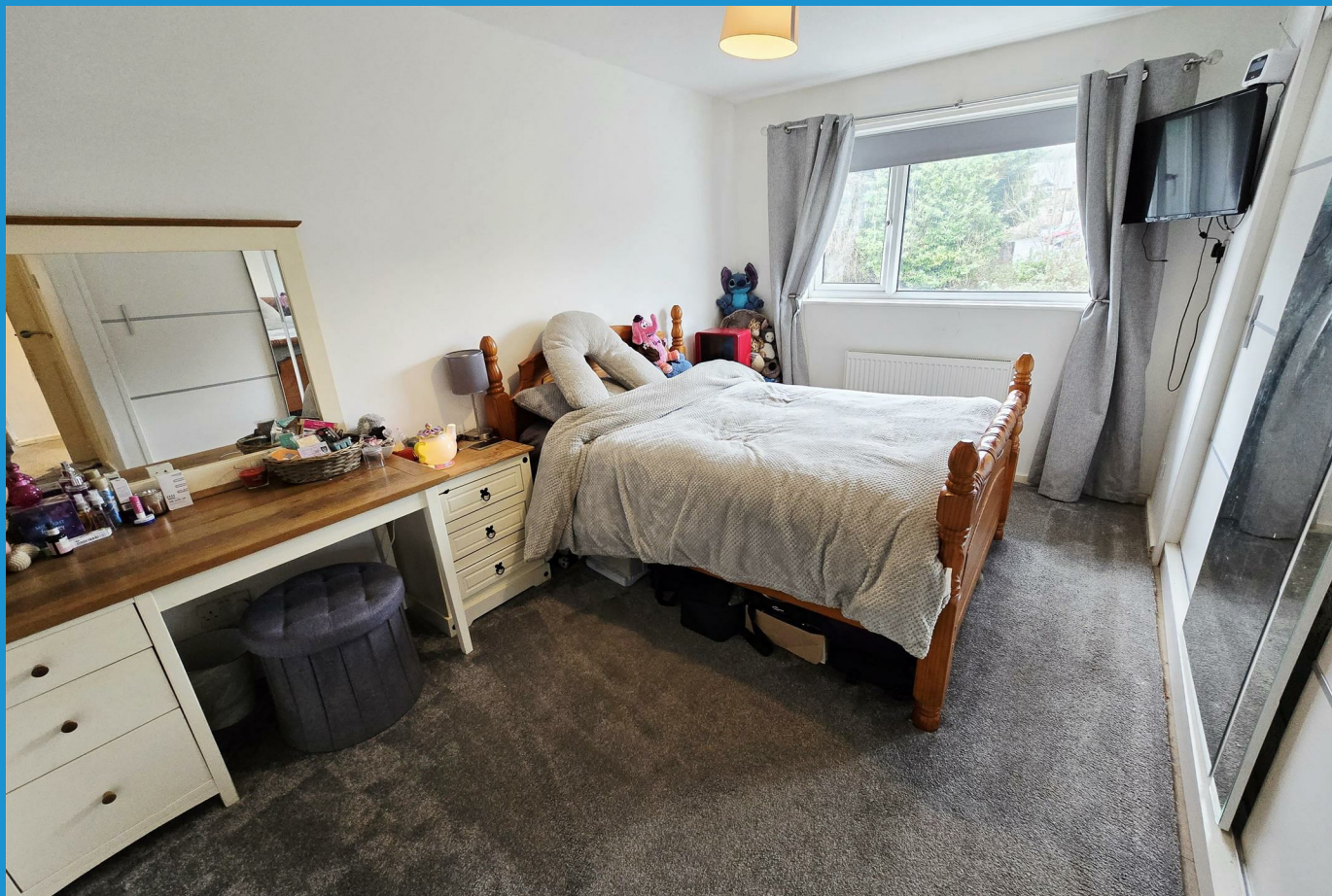
A spacious and updated 3 bedroom semi-detached home situated in a tucked away position with front and rear gardens, parking and garage. The property offers spacious accommodation which includes an open-plan kitchen and dining room which is a great space.

The property is approached via a pathway to the front porch, which leads into the hallway where there is a utility room and cloakroom with a WC on your right hand side. On your left there is a spacious living room. There is a modern open-plan kitchen and dining room which has a stylish fitted kitchen and grey doors and white quartz worktops. From here there is a door into a garden room which is a useful additional space with a door into the back garden and parking area. Beyond here there is a communal parking with further spaces available.

On the first floor there are 3 spacious double bedrooms alongside a well appointed bathroom. There is also an airing cupboard in the bathroom. At the front there are gardens laid to lawn with a pathway to the front door. Here there are paved low-maintenance gardens with driveway parking and a garage at the side.

The property is subject to a section 157 clause, which means that the buyer has to have worked or lived in Devon for at least 3 years.





### 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. Within a short drive of Lifton is the popular farm shop and restaurant "Strawberry Fields". 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 0DW. From Launceston proceed out of town via Kensey Hill following the signposts to Lifton and driving through Polson and Liftondown. Driving through Lifton village, take a left hand turn onto Darkey Lane, follow this road for a short while then take the right hand turning into Arundell Gardens where the property can be found at the end of the road on the left hand side.

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## Entrance Porch

### Cloakroom

8'2" x 5'2" (2.49m x 1.59m)  
2.49m narrows to 1.60m

### Living Room

11'9" x 11'8" (3.60m x 3.58m)

### Kitchen / Dining Room

21'5" x 11'4" (6.54m x 3.46m)

### Garden Room

7'8" x 6'9" (2.35m x 2.06m)

## First Floor

### Bedroom 1

11'5" x 10'4" (3.50m x 3.16m)  
3.50m narrows to 2.59m

### Bedroom 2

13'5" x 9'9" (4.09m x 2.98m )  
To The Front Of The Wardrobes

### Bedroom 3

11'5" x 10'1" (3.48m x 3.08m)

### Bathroom

6'5" x 5'5" (1.97m x 1.67m)

### Services

Mains Electricity, Water & Drainage.

Oil Fired Central Heating.

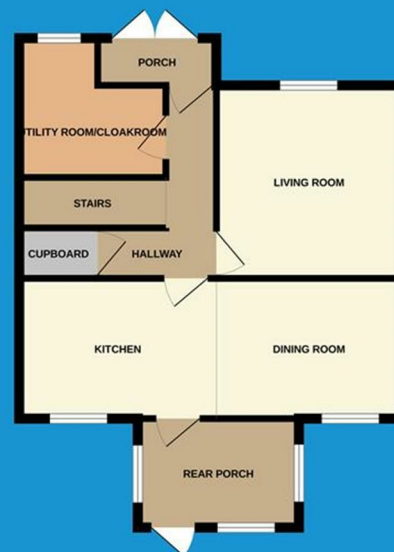
Council Tax Band B.

### Agent Note

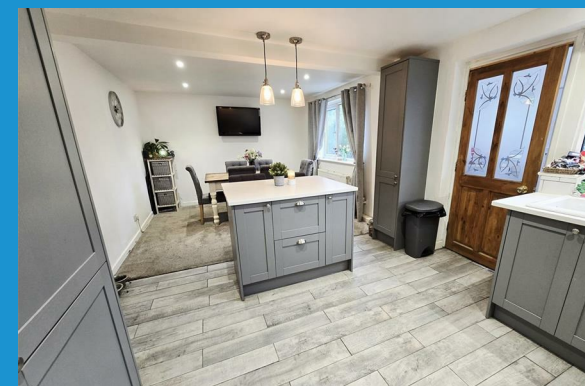
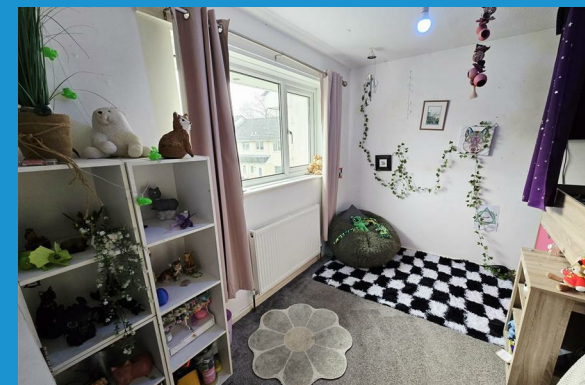
The vendors have had planning permission approved for feather edged fencing on top of the existing concrete boundary wall.  
Application No - 2753/25/HHO.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>46</b>	
(1-20) <b>G</b>		
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.

01566 706706 | [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)



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