



**14 Hannaford Road, Lifton,
Devon, PL16 0BD**

Offers in Excess of £250,000 Freehold





An attractive semi-detached bungalow backing onto farmland in an elevated position with stunning rural views

- No Onward Chain
 - 2 Bedrooms
 - Shower Room
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Attractive Rear Garden
 - Detached Garage
- EPC E & Council Tax C

SITUATION The property lies at the end of a most desirable cul-de-sac on the edge of the self-contained village of Lifton which has a variety of amenities such as post office/general store, church, doctors' surgery, thriving village hall and well respected hotels and pubs within walking distance. The popular Lifton Strawberry Fields and Farm Shop is 1 mile away.

The A30 can be accessed at Liftondown which links the Cathedral cities of Truro and Exeter. Launceston is 4 miles distant with a more comprehensive range of facilities including supermarkets, a leisure centre and 2 testing 18-hole golf courses.

The ancient town of Tavistock and beautiful Dartmoor National Park are 10 miles away and offer a range of outdoor pursuits, shopping facilities and gastro-pubs.



DESCRIPTION A semi-detached bungalow, believed to have been built in the 1970s of block construction and rendered beneath a concrete interlocking tiled roof. The property has the benefit of uPVC double glazing throughout and electric storage heating.

The following accommodation is illustrated on the floorplan and briefly comprises: from the side of the property an entrance door opens into the hallway with doors to all rooms, a pair of cloak cupboards and an airing cupboard.

Lounge/dining room enjoying impressive views over countryside to Dartmoor beyond.

The kitchen/breakfast room comprises a range of base level units with roll-edge laminated work surfaces, window to rear aspect with views over garden to open farmland, stainless steel sink,



pantry cupboard, cooker and washing machine included, door to rear.

Refurbished shower room with walk-in shower cubicle, low flush WC and pedestal wash hand basin. 2 bedrooms, one at the front aspect and one at the rear.

OUTSIDE To the front there is a lawned garden and a tarmac drive providing parking for at least 3 vehicles, leading to the side of the property and the detached garage.

To the rear is a pleasant garden laid mainly to lawn with well defined hedge and fence boundaries and views over open farmland. Timber shed.

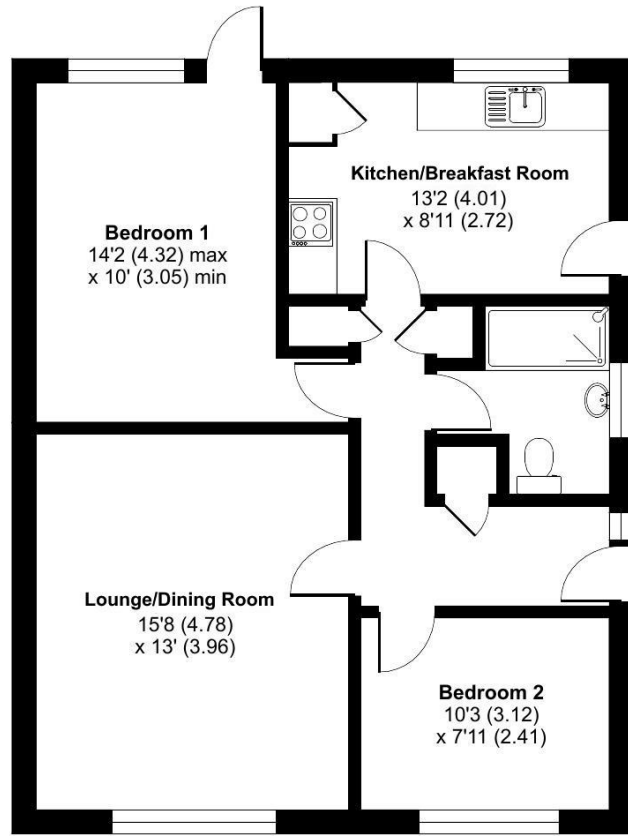
SERVICES Mains water, mains electricity, mains drainage, uPVC double glazing, electric night storage heating. Council tax band: C. Full EPC available on request. Broadband: Visit Openreach website. Mobile coverage: visit Ofcom website. Please note the Agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment through the vendors' appointed Agents David J Robinson Estate Agents and Auctioneers.

DIRECTIONS From the centre of Lifton village, pass Arundell Arms hotel on the left hand side, taking the right hand turn into Duntz Hill. Follow the road up, bearing round to the right and turn left into Hannaford Road. The property can be

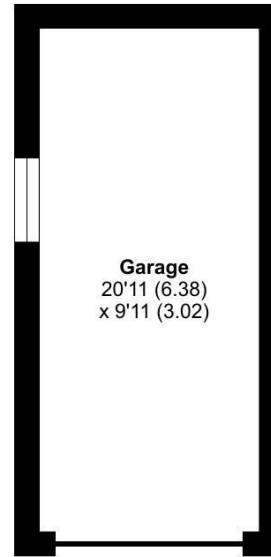
found on the right hand side, identified by the for sale board.

What3Words: ///smiling.catching.snowballs



GROUND FLOOR

Approximate Area = 722 sq ft / 67.1 sq m
Garage = 192 sq ft / 17.8 sq m
Total = 914 sq ft / 84.9 sq m
For identification only - Not to scale



Garage
20'11 (6.38)
x 9'11 (3.02)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1153587

For more information or to arrange a viewing, please contact us:

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