



**Darkey Cottage, Willas Road
Lifton, Devon, PL16 0DZ**

Guide Price £365,000 Freehold





A recently refurbished detached bungalow in a peaceful cul de sac location in the heart of a popular village

- 2 Bedrooms
- Kitchen/Breakfast Room
- Lounge
- Shower Room
- Air Source Heat Pump
- Enclosed Rear Garden
- Detached Garage
- EPC D & Council Tax C

SITUATION The property is situated in the highly regarded village of Lifton with its excellent farm shop, Post Office/general stores, doctor's surgery, impressive village hall, primary school and well-respected hotels, the Arundell Arms and Lifton Hall. Located less than 4 miles from the former market town of Launceston with its supermarkets, M&S Food Hall, leisure centre and two testing 18-hole golf courses nearby.

The A30 trunk road is within 2 miles and provides access to the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

The picturesque market town of Tavistock is some 10 miles distant and provides easy access to the majestic Dartmoor National Park.

DESCRIPTION A well-presented detached bungalow which has been recently refurbished to create a comfortable home.

The accommodation is illustrated on the floorplan and briefly comprises: kitchen/breakfast room with a range of base and wall units with solid work tops, inset sink with mixer taps, plumbing and appliance space for washing machine, integral fridge/freezer, inset 4-ring ceramic hob with extractor unit over and electric oven under.

Door into double aspect lounge with feature fireplace and slate hearth, sliding patio doors to the rear courtyard garden.

From the kitchen, door into inner hallway which opens into the 2 bedrooms, both of which have a rear aspect. From the hallway, a glazed door



opens to the side of the property and a door into the shower room which comprises a walk-in shower cubicle, low flush WC and pedestal wash hand basin. Deep cupboard housing the air source heat pump.

OUTSIDE To the front is a small paved garden area and a driveway providing parking for 2 vehicles and leading to the detached garage. The garage has an up and over door, power connected and pedestrian door to the rear. The rear gardens are enclosed with attractive patio and gravel areas, useful block-built tool shed, pathway and gate to the front of the property.

Located opposite the property is an additional garden, laid to lawn with well-defined hedge and

fence boundaries. Timber summerhouse. **Agent's Note:** An overage clause has been placed on this ground for any additional dwelling(s). For the avoidance of doubt a single storey garage, a single storey home office and or/a single storey annexe is excluded from this definition. Please contact the office for further information.

SERVICES Mains water, mains drainage and mains electricity. Double glazed throughout. Air source heat pump for central heating and hot water. EV charging point. Council tax band C. Full EPC document available on request. Broadband: FTTP. Mobile phone coverage: visit Ofcom website.

Please note the Agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed agents, David J Robinson Estate Agents and Auctioneers.

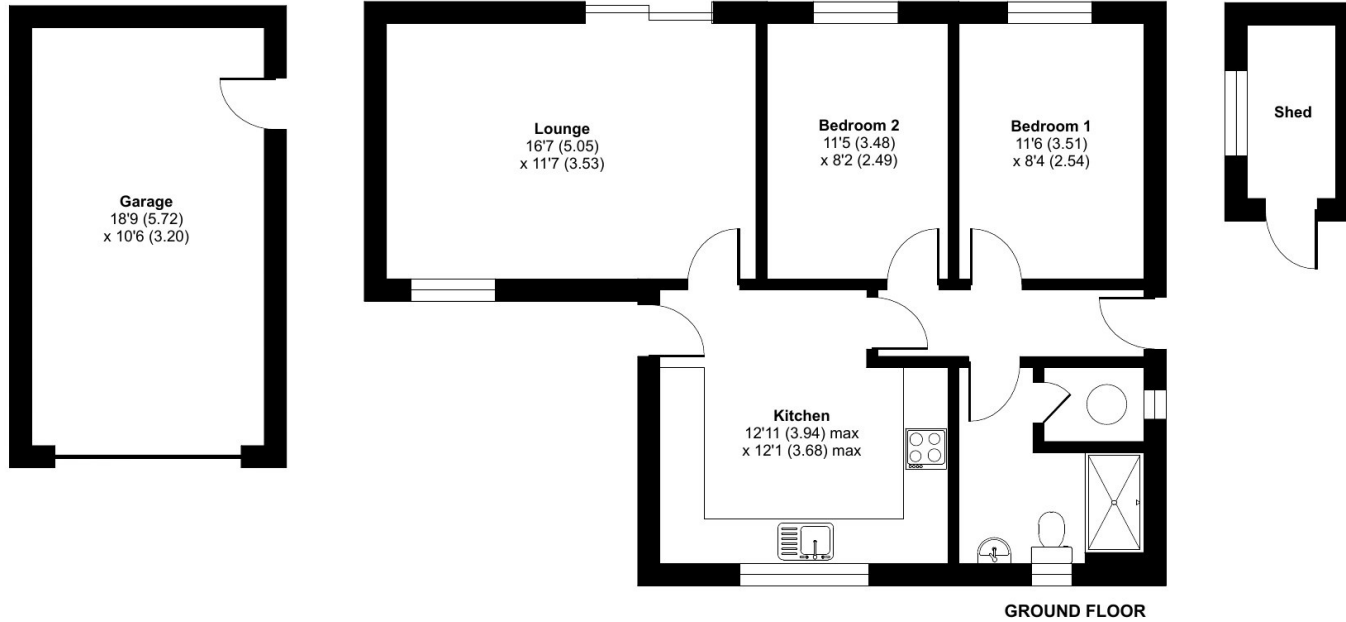
DIRECTIONS

Sat Nav: PL16 0DZ

What3Words: ///laughs.laying.snug



Approximate Area = 673 sq ft / 62.5 sq m
Garage = 197 sq ft / 18.3 sq m
Outbuilding = 31 sq ft / 2.9 sq m
Total = 901 sq ft / 83.7 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1160079

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

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