



2 OAK RIDGE
GUIDE PRICE £275,000

3 Bedroom House w/ Enclosed Private Garden
LIFTON

MILLER TOWN & COUNTRY
Part of Smart Property Group



- >> Impressive Newly Fitted Modern Kitchen/Diner
- >> New Boiler and Radiators Throughout
- >> Newly Fitted Family Bathroom
- >> New Solid Internal Doors
- >> Master Bedroom with Ensuite
- >> Village Location with Ammenities
- >> Parking for Two Vehicles
- >> Fully Enclosed Low Maintenance Garden



The Property

This delightful, modern semi-detached house is situated within the sought after village of Lifton, offering light and airy accommodation throughout. The property is set over four split levels, providing a unique and engaging living experience. It has been thoughtfully updated, presenting an ideal opportunity for those seeking a comfortable and contemporary home in a desirable village location. Upon entering you have the all important utility room along with further storage space. Off the entrance hall leads to the impressive newly fitted modern kitchen/dining room which immediately stands out, designed for both everyday living and entertaining, featuring contemporary units and ample work surfaces along with bespoke fitted dining area. The property benefits from a new boiler and radiators throughout and new solid internal doors have also been fitted. The living room offers a spacious and inviting atmosphere, with patio doors providing direct access to the attractive, low maintenance fully enclosed rear garden. Upstairs, the master bedroom includes a private en suite shower room and a newly fitted bathroom serves the additional two bedrooms.

Outside

Externally, there are two off road parking spaces, addressing a common requirement for modern homeowners. The attractive, low maintenance fully enclosed rear garden can be accessed via the driveway or the patio doors from the living room, offering a private outdoor space perfect for relaxation without extensive upkeep.

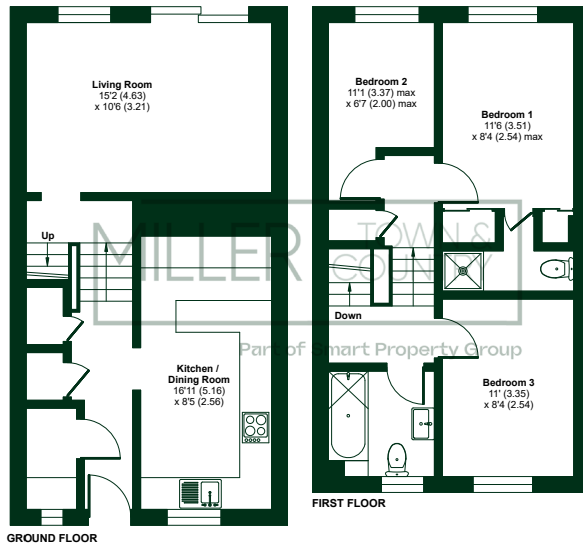






Oak Ridge, Lifton, PL16

Approximate Area = 885 sq ft / 82.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © 2025. Produced for Smart Estate Agent Limited. REF: 1503568

Location

Lifton is a well regarded village in the South West, known for its community spirit and convenient access to local facilities. Residents can enjoy the village shop and post office, places to eat, doctors surgery and the famous Strawberry Fields Farm Shop, making it an excellent choice for families and individuals seeking a vibrant village lifestyle. The charm of Lifton lies in its blend of traditional values and modern conveniences, offering a welcoming environment for all. The property also benefits from convenient access to the A30, placing it within close proximity to both the market town of Launceston and the bustling town of Tavistock.

KEY INFORMATION

- 3 Bedrooms
- 2 Bathrooms
- 1 Reception Room
- Driveway parking for 2 vehicles
- Not Listed
- Heating: Oil
- Utilities: Mains electric, water and drainage
- Restrictions: Yes - see title
- Easements, Wayleaves: Yes - see title
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: Yes - see title
- Planning Permission / Proposed Developments: Yes - see WDBC planning
- EPC Rating: C (72)
- Council Tax Band: C
- Tenure: Freehold
- Broadband: FTTP (*Per Ofcom)
- Mobile Signal: Likely (*Per Ofcom)
- Not suitable for wheelchair users

Miller Town & Country

01822 617243 | tavistock@millerc.co.uk

www.millerc.co.uk

2 Drake Road, Tavistock, Devon, PL19 0AU



VIEWING: Strictly through the vendor's sole agents

Tavistock 01822 617243
Okehampton 01837 54080

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

