



17 Reddicliffe Mews

Lewdown | Okehampton



Town • Country • Coast



Enjoying fantastic views to the front and rear is this modern end of terrace home offering 3 double bedrooms and 2 bathrooms. The reconfigured accommodation is spread over 3 storeys and has the benefit of a landscaped gardens both to the side and rear.

You step into a hallway with access to the staircase to the first floor and ground floor cloakroom. From here a door opens into the sizable dual aspect refitted kitchen/dining room. The kitchen area offers a range of modern eye and base level units together with integrated appliances and a peninsula island. Beyond here is a front aspect dining space overlooking the front lawn. A doorway leads you into the rear aspect sitting room with french door out to the porch with access out to the garden.

On the first floor are 2 double bedrooms both sharing a refitted shower room. The front aspect bedroom enjoys far reaching views over a beautiful valley. The back bedroom has a view over the rear garden and nearby open countryside beyond. A staircase takes you up to the second floor main suite. This large double bedroom is a great size with an en suite shower room.

The landscaped gardens can be found to the side and rear of the property. The rear garden is majority South facing with a vast arrange of mature trees, plants and shrubs with a path to the rear. Adjoining the rear porch is a large patio area ideal for outside dining. There is also a second patio to the side of the property in a westerly direction which is another place to sit out in. Tucked away within the garden is a detached shed which has been used as a home gym in the past but could be used as a workshop. In front of the property is an area of lawn with an off road parking space adjoining. There is further unrestricted off road parking in front of the property.



Situation

Lewdown is well served by local amenities including a public house and popular primary school. The nearby village of Lifton has a doctors' surgery, filling station, farm shop, restaurants and other businesses. Lewdown also offers good access to the market towns of Launceston, Okehampton and Tavistock where there are a larger range of amenities. The nearby A30 provides good road links west into Cornwall and east into Devon and Exeter. With its central location in rural Devon Lewdown is well placed for walking, riding, sailing and other outdoor activities. Dartmoor National Park and the north and south coasts of Devon and Cornwall are all within easy reach.

Directions

The postcode is EX20 4BQ. From Launceston, take the A30 towards Okehampton and take the exit signposted Lifton down. Drive through Lifton and head toward Okehampton. Follow the signs towards Lewdown. Once you have entered the village of Lewdown, the property will be located on your right hand side.

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Entrance Hallway

WC

4'5" x 2'10" (1.36m x 0.87m)

Kitchen / Dining Room

19'1" max x 10'5" (5.83m max x 3.18m)

Sitting Room

13'9" x 8'7" (4.20m x 2.64m)

Porch

11'4" x 3'3" (3.46m x 1.01m)

First Floor

Bedroom 2

13'11" x 8'6" (4.25m x 2.61m)

Bedroom 3

14'0" max x 11'10" (4.28m max x 3.62m)
3.62m narrowing to 2.13m

Bathroom

7'6" x 6'11" (2.29m x 2.13m)

Second Floor

Bedroom 1

19'2" x 10'9" (5.86m x 3.29m)
5.86m into eaves.

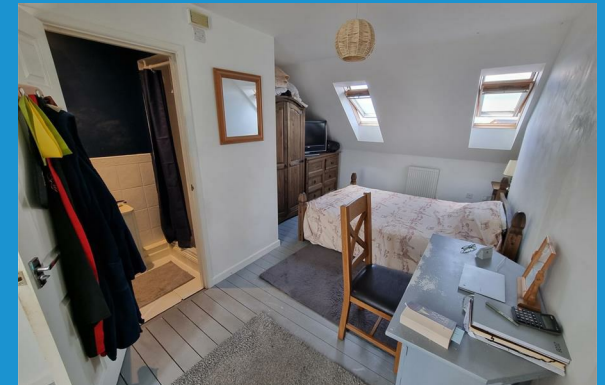
En-suite

7'6" x 2'11" (2.30m x 0.91m)

Services

Mains Electricity, Water and
Drainage
Council Tax Band C
Management Charge - £200
annually

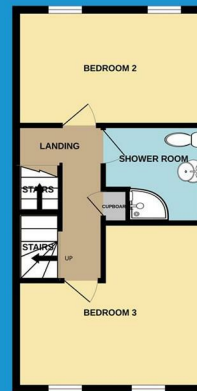
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



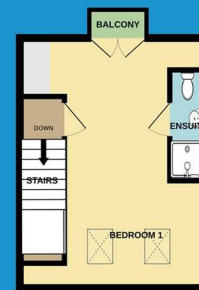
Ground Floor



First Floor



Second Floor



AML CHECKS:

To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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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