



Tamsin House

Fore Street, Lifton, Devon, PL16 0BT



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£285,000 Guide Price

Three bedroom detached bungalow

Low maintenance garden and driveway parking

Could be moved into with a minimum of disturbance

Located in popular sought after village

Offered for sale with no onward chain

EE Rating—C



Situation...

Lifton is a favoured village in West Devon close to the border with Cornwall. Nearby, but out of sight is the A30 dual carriageway spine road for the two Counties providing ease of travel westwards into Cornwall or eastwards to the City of Exeter with M5 motorway link, intercity rail link and international airport. Lifton has ease of access to the town's of Launceston, Okehampton and Tavistock by good local roads. Within the village of Lifton is a range of amenities including village hall, church, post office / convenience store, doctor surgery, veterinary practice, popular public house, country hotel and a prize winning farm shop. Most of these amenities are within easy walking distance of the property which is close to the heart of the village.

In all directions from the property there is scenery of outstanding natural beauty. To the north are the rugged coasts of North Cornwall and North Devon famed for surfing beaches and quaint former fishing villages. To the west are the wide open spaces of Bodmin Moor ideal for walking and riding. To the east is the Dartmoor National Park and running southwards to the stunning Plymouth Sound is the county boundary River Tamar steeped in 18th Century mining history and renowned for salmon fishing.



Description

A wonderful opportunity to purchase a well presented detached bungalow located in a sought after village location.

The property is offered for sale with no onward chain and briefly comprises of the following:- entrance hallway, kitchen, living room, conservatory, bathroom, dining room and master en-suite bedroom. On the first floor there are two bedrooms.

Externally there is a detached garage, parking and low maintenance garden.

Accommodation

Two steps lead up to the front entrance with uPVC door into:-

ENTRANCE HALLWAY

Doors leading to all ground floor rooms. Carpeted and spotlights. Storage cupboard.

KITCHEN

Window to the front elevation. Range of base and eye level units with work surface over having inset sink and tiled splash backs, inset oven with hob above, space for washing machine and dishwasher. Vinyl flooring.

LIVING ROOM

Window to the side elevation. Vinyl flooring, thermostat control and sliding door into:-

CONSERVATORY

Glass to all aspects and patio doors to the rear garden. Carpet and radiator.

BATHROOM

Obscure window to the front elevation. Panel enclosed bath with shower above, glass screen and tiled splash back, W.C. and vanity unit with sink. Half height tiling, tiled floor and heated towel rail.

DINING ROOM

Window to the front elevation. LVT flooring. Thermostat control.

MASTER BEDROOM

Window to the rear elevation with views of the Church. Space for double bed and bedroom furniture. Door into:-

EN-SUITE

Corner shower cubicle, low level W.C. and wall hung basin. Floor to ceiling tiles.

Stairs from the hallway lead up to:

FIRST FLOOR HALLWAY

Carpeted. Access to:-

BEDROOM TWO

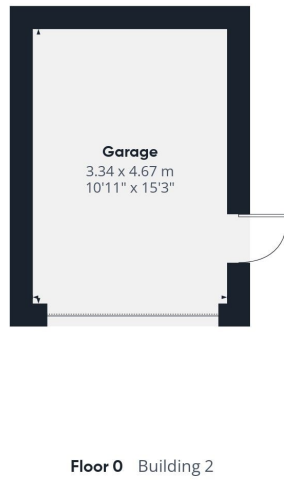
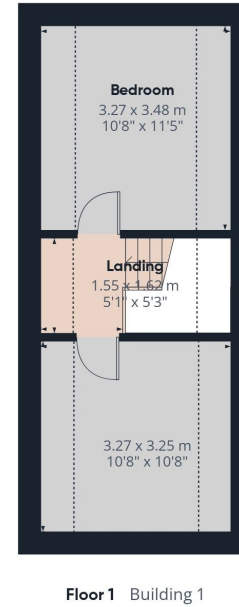
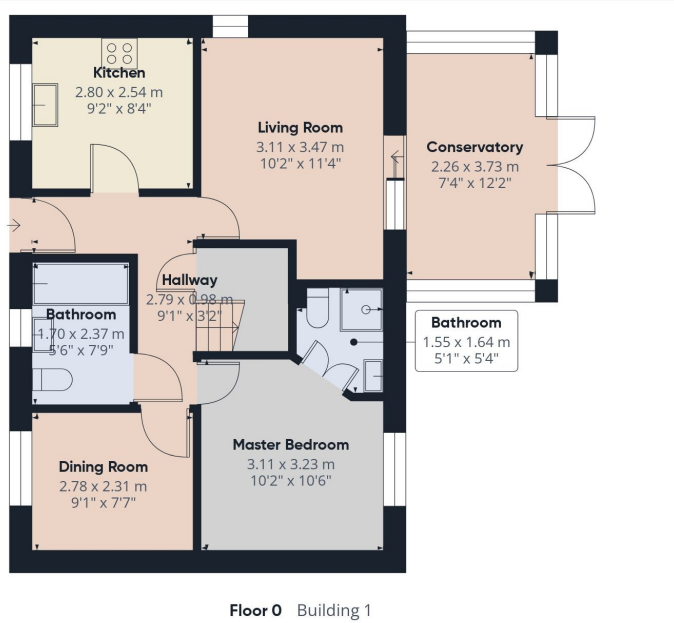
Two Velux windows. Access to eaves storage, space for double bed and bedroom furniture.

BEDROOM THREE

Velux window. Access to eaves storage, radiator and space for bedroom furniture.



Floor plan



Approximate total area⁽¹⁾
 98.3 m²
 1058 ft²

Reduced headroom
 8.2 m²
 89 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor plan for identification purposes only, not to scale



Outside

A gravelled short lane leads you to the front of the property which is laid to gravel with an area of tarmac providing parking for numerous vehicles and access to:-

DETACHED GARAGE

Electric up and over door and pedestrian door. Wooden shelving and electric connected.

The rear garden is enclosed by galvanised fencing and is laid with patio for ease of maintenance with outdoor shed and well established flower beds. Access to the garden is from either side of the property via wooden gates. The oil tank and outside boiler are also located here.



Services

Mains water, electricity and drainage. Oil Fired underfloor heating to ground Floor and radiators on the first floor.

⚡ EE Rating - C

£ Council tax band - C

/// Directions

What3Words - ///await.chicken.following

🗺️ Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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