



3 Reddicliffe Mews
Lewdown | Okehampton



Offered for sale with no forward chain is this modern 3 bedroom home in a popular village. The accommodation is spread over 2 floors and has an enclosed rear garden plus an off road parking space. Requiring a degree of updating but ideal for a purchaser to add their own stamp!

You step in to a hallway with cloakroom and staircase leading off. The L shape sitting room with solid wood floors is front aspect and a great size for relaxing in. Double doors take you through to the light rear aspect kitchen/dining room with a view over the garden. The kitchen has a range of eye and base level units. Beyond here is space for a dining table perfect for family get togethers. A door opens out to the enclosed rear garden ideal for children and pets.

On the first floor are 3 bedrooms and 2 bathrooms. The master bedroom has 2 front aspect windows and offers plenty of room for bedroom furniture. Bedroom 2 is a large dual aspect double bedroom with a door opening out to a first floor balcony. From here you enjoy a view over fields towards Brentor Church in the distance. Finally bedroom 3 is a larger single bedroom again with a lovely view over fields. The family bathroom has a matching 3 piece suite including full length bath.

Adjoining the kitchen/dining room is an enclosed rear garden with a path to the rear gate. There is an area of lawn for ease of maintenance. The allocated parking space for the property is found to the rear of Reddcliffe Mews. Further unrestricted off road parking can be found at the 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 Liftondown. Drive through Lifton and head towards Okehampton. Follow the signs towards Lewdown. Once you have entered the village of Lewdown, the property will be located on your right hand side.

www.viewproperty.org.uk

sales@viewproperty.org.uk



Town • Country • Coast

Entrance Hallway

WC

4'7" x 2'11" (1.42m x 0.90m)

Living Room

19'3" x 13'10" (5.87m x 4.23m)

5.87m narrows to 4.37m

4.23m narrows to 2.04m

Kitchen / Dining Room

13'10" x 8'6" (4.22m x 2.60m)

First Floor

Bedroom 1

13'10" x 8'11" (4.23m x 2.73m)

4.23m narrows to 2.27m

2.73m narrows to 2.13m

Bedroom 2

14'4" x 11'7" (4.37m x 3.55m)

Balcony

11'3" x 6'2" (3.43m x 1.90m)

Bedroom 3

12'5" x 6'7" (3.79m x 2.02m)

Bathroom

6'11" x 6'6" (2.11m x 2.00m)

Services

Mains Electricity, Water and Drainage

Council Tax Band C

Management Charge £200 per annum for the up keep of the communal areas.

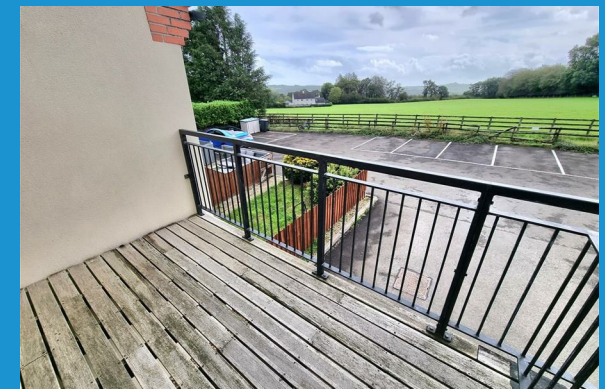
Ground Floor



First Floor



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



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.

01566 706706 | sales@viewproperty.org.uk



www.viewproperty.org.uk



Town • Country • Coast