

Reddicliffe Mews

Lewdown | Devon

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Price Guide £209,950







Generously proportioned 3 bedroom (1 en suite) attached home with an enclosed rear garden and allocated parking. Convenient position for Launceston, Okehampton and Tavistock.

You step in to a hallway with cloakroom and staircase leading off. The L shape sitting room is front aspect and a great size with a feature media wall and inset electric fireplace. Open plan access takes you through to you 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 together's . 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 a king size bed. To one side are mirror fronted wardrobes plus a further door into an en suite shower room.

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 Bentor 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 artificial grass for ease of maintenance. The allocated parking space for the property is found to the rear of Reddicliffe 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 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

Cloakroom
4'7" x 2'11" (1.40m x 0.89m)

Sitting Room / Dining Room
19'3" x 13'10" (5.89m x 4.22m)

Kitchen / Dining Room
13'10" x 8'5" (4.22m x 2.59m)

First Floor

Bedroom 1
11'10" x 11'10" (3.63m x 3.61m)

Balcony

Bedroom 2
14'4" x 11'6" (4.37m x 3.51m)

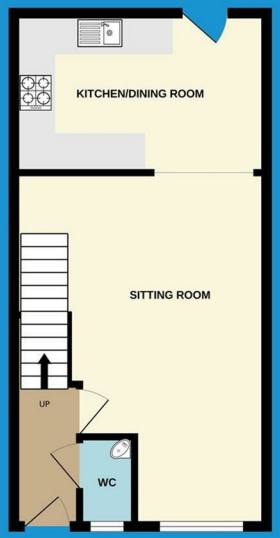
En-suite

Bedroom 3
12'7" x 7'4" (3.84m x 2.26m)

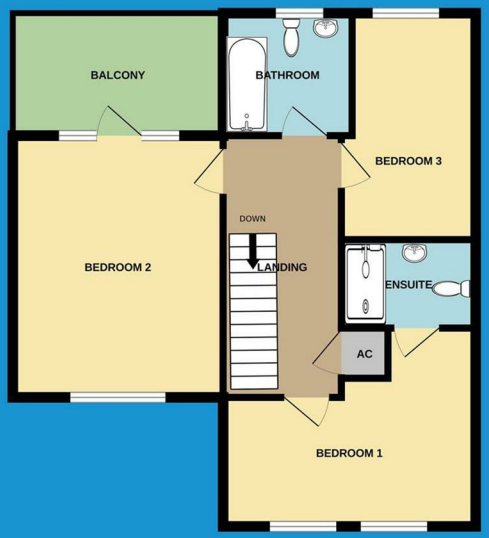
Bathroom
6'11" x 6'7" (2.11m x 2.01m)

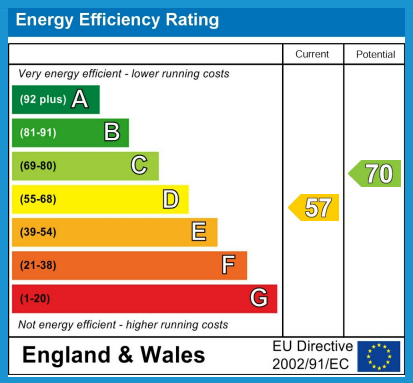
Services
Mains Electricity, Water and Drainage
Council Tax Band C

Ground Floor



First Floor











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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