

Flat 4, The Tuit

Lewdown | Okehampton

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Price Guide £149,950







Situated in a convenient location is this sizeble first floor apartment with fantastic views spanning for a number of miles. The property boasts 2 double bedrooms and 2 bathrooms. Outside the apartment benefits from 2 allocated parking spaces. Available with no forward chain.

A private external staircase takes you up to a covered storm porch that opens into a useful inner porch perfect for shoes and coats. A further door opens into a hallway with access to all the accommodation. The sitting/dining room has 2 windows that enjoy a far reaching views over rolling countryside. A door way leads you into the kitchen where there are a range of eye and base level units together with integrated appliances.

The 2 bedrooms are both double rooms each with useful built in wardrobes. The main bedroom further benefits from an en suite shower room with a matching 3 piece suite. The family bathroom has a matching suite including a full length bath.

The side of the building is a car park for the building where you will 2 allocated parking spaces next to each other for the property. We understand the new owner with become a 25% shareholder of the freehold.







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 4BS. 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 building will be located on your left hand side.

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Porch
5'5" x 3'5" (1.67m x 1.06m)

Entrance Hallway

Living Room / Dining Room
18'8" max x 13'0" (5.71m max x 3.97m)

Kitchen
12'10" x 9'1" (3.93m x 2.77m)

Bedroom 1
12'2" x 10'4" (3.72m x 3.15m)

En-Suite
7'4" x 3'8" (2.26m x 1.12m)

Bedroom 2
11'10" x 10'4" (3.62m x 3.16m)

Bathroom
7'5" x 5'0" (2.27m x 1.53m)

Services
Mains
Council Tax Band

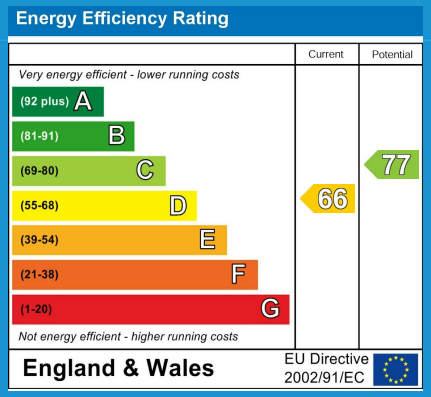
AGENTS NOTE
We understand that our client owns an equal share of the freehold management company. The company granted 999 year leases in 2003 to each of the four flats.
We are been advised that each owner currently contributes £75 per month to a central fund for the maintenance, insurance and upkeep of the exterior of the property and communal areas.











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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