



Arundell Gardens

Lifton

Guide Price £175,000



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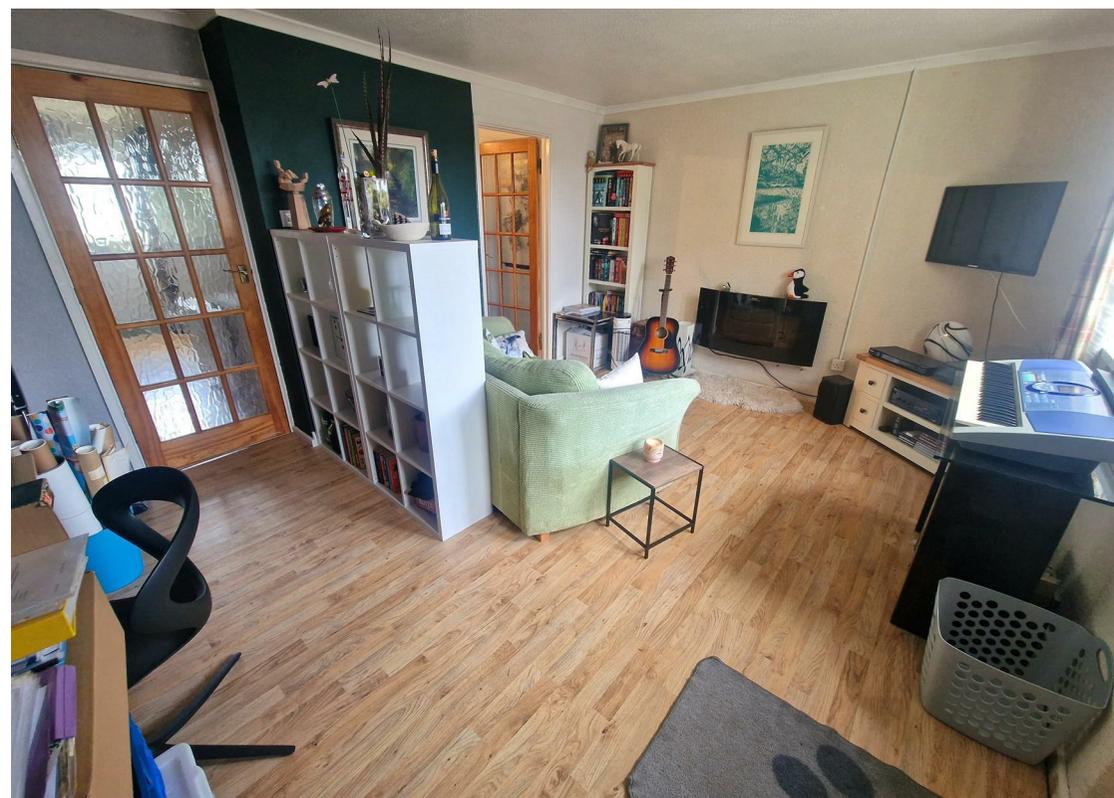
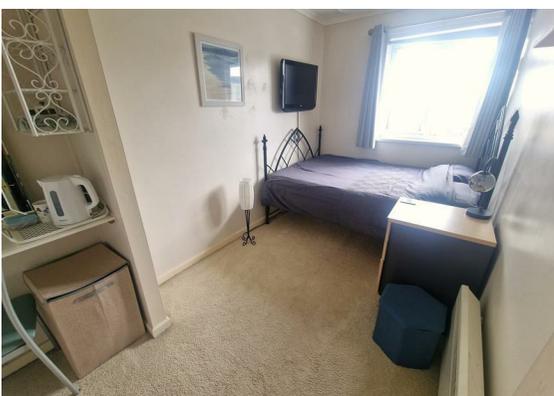
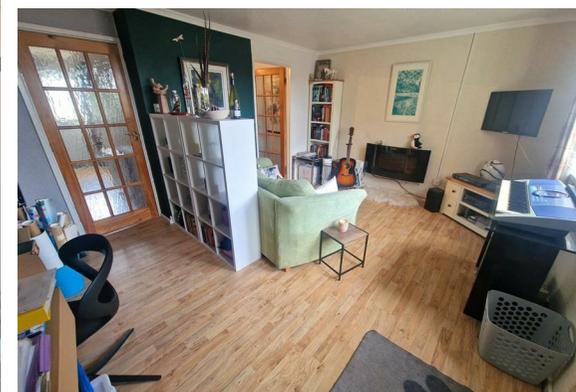
Lifton

Located on the fringes of this sought after village is this mid terraced three bedroom family home, offering spacious accommodation, lawned front and enclosed courtyard gardens.

A front entrance hall boasts a useful downstairs cloakroom with WC and basin. Doors lead to a kitchen/diner with range of wall and base units, space for cooker and white goods. Door to a generous lounge and further door into a rear porch that leads to the garden.

On the first floor landing is an airing cupboard housing the hot water cylinder and immersion. There are two double bedrooms, both enjoying pleasant views, with Dartmoor in the distance to the rear. An attractive bathroom is fitted with a bath, electric shower over, WC with concealed flush and vanity basin. Fully tiled walls.

Outside, the front is laid to lawn with concealed storage area for bins and recycling. To the rear is an easy to maintain courtyard with useful store sheds.





Entrance Hall

Cloakroom

Kitchen/Diner

14'7" x 9'6" (4.46m x 2.90m)

Lounge

15'8" x 11'5" (4.80m x 3.50m)

Rear Porch

First Floor Landing

Bedroom 1

13'5" x 9'6" max. (4.1m x 2.9m max.)

Bedroom 2

12'11" x 6'11" max (3.94m x 2.11 max)

Bedroom 3

8'11" x 8'5" (2.73m x 2.58)

Bathroom

Services

Mains water, electricity and drainage. Electric Fischer Room Heaters.

EPC

E48

Agents Notes

1. The property is subject to a Section 157 meaning purchasers have to have lived or worked in the area of Devon for the last 3 years.
2. There is a pedestrian right of way to the rear for the neighbours to access in emergency or for maintenance with notice given.

Situation

The village of Lifton boasts a range of amenities including a Village Store/Post Office, popular Farmshop and Restaurant, Parish Church, Public Houses, County Primary School, Doctors Surgery to name but a few. The ancient former market town of Launceston lies 5 miles to the West and boasts a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road which gives access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

Directions

From Tavistock, follow Drake Road towards Brentor and Chillaton, turning left at Pitland Corner signposted to Chillaton. Follow this road into the village of Chillaton and turn left signposted to Lifton. Continue into the village, continue through the centre of the village, passing the shop and village hall, then on the right hand side at the triangle, turn right onto Darkey Lane. Follow this road and at the third right hand turn, turn into Arundel Gardens and the property will be found on the left hand side.



Floor Plan



Viewing

Please contact our View Property Launceston Office on 01566 706706 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

