





NO ONWARDS CHAIN - Tucked away in a quiet location is this superbly presented detached bungalow. Updated and much improved throughout, this home offers 4 bedrooms plus an attached studio room. The property also benefits from a pretty garden, large detached garage and plenty of off-road parking.

You step into a hallway with a door opening into the dual aspect sitting room. To one side is a fireplace housing a multi fuel wood burner. From here an open plan access takes you through to the front aspect dining area perfect for a family get together. Adjoining the dining area is a stunning side aspect kitchen with an extensive range of eye and base level units and integrated appliances. Adjoining the kitchen is a side hall with a door out to the garden.

There are 4 bedrooms in total, all sharing a family bathroom. The master bedroom is dual aspect with a view over the garden plus a floor to ceiling built-in wardrobe. Bedroom 2 is another good size offering plenty of space for a king-size bed and freestanding furniture. The family bathroom is well presented with a three-piece matching suite, including a shower over the bath.

A door from the kitchen leads into a studio room with a kitchenette to one corner and a private door from the driveway. This room is ideal for various uses including a treatment room, home office or gym. Adjoining this room is a well equipped shower room.

Immediately in front of the property is a gravel driveway with a large detached garage leading off. The mature landscaped gardens can be found to 3 sides of the property and offers a large lawn, vegetable plot and a patio ideal for outside dining. The garden is fully enclosed to all sides, perfect for children and pets.



- Superbly presented detached bungalow
- 4 Bedroom's plus a useful studio annexe
- Light and airy dual aspect reception space

- Modern kitchen with integrated appliances
- Mature wrap around private garden
- Large double garage and ample parking

Situation

On the edge of Lifford close to an award winning farm shop, village store/post office, etc. The nearby market towns of Tavistock, Okehampton and historic town of Launceston offer a further range of retail outlets, entertainment and community hospitals as well as secondary education. Access to the A30 provides swift access to Exeter and the M5 motorway network beyond as well as further into Cornwall. Within a comfortable drive is Plymouth where you will find shopping facilities, popular restaurants, The Theatre Royal, wonderful walks on the Hoe, superb views over the Sound and regular ferry services to France and Spain.

Directions

The postcode to the property PL16 0DA. WhatThreeWords 'iterative.scorching.founders'. From Launceston follow the signposts to Lifford and leave the town via Kensey Hill and through Polson and past the Rugby Ground. Follow this road and as you enter Lifford turn left signposted Holsworthy. After a short distance you will see the access lane to the property on your left.





Entrance Hallway

Living Room

16'11" x 12'0" (5.16m x 3.66m)

Dining Room

11'10" x 10'5" (3.63m x 3.20m)

Kitchen

13'8" x 11'3" (4.19m x 3.45m)

Master Bedroom

13'5" x 10'9" (4.09m x 3.30m)

Bedroom 2

12'9" x 9'10" (3.91m x 3.00m)

Bedroom 3

9'3" x 8'11" (2.84m x 2.72m)

Bedroom 4

9'3" x 6'11" (2.84m x 2.13m)

Bathroom

10'9" x 6'9" (3.30m x 2.06m)

Inner Hallway

Studio

16'7" x 9'8" (5.08m x 2.97m)

Shower Room

8'5" x 4'5" (2.57m x 1.35m)

Garage

25'5" x 19'5" (7.77m x 5.92m)

Services

Mains Electricity, Water and

Private Drainage

Council Tax Band C

Agent Note

The property owns the access lane, giving a right-of-way to one neighbouring property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Town • Country • Coast

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.