

MILLER TOWN &
COUNTRY

Part of Smart Property Group

2 Oak Ridge



3 Bed Semi-Detached House

Guide Price £275,000

TAVISTOCK PL16 OLD

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This delightful, modern semi-detached house is situated within the sought after village of Lifton, offering light and airy accommodation throughout. The property is set over four split levels, providing a unique and engaging living experience. It has been thoughtfully updated, presenting an ideal opportunity for those seeking a comfortable and contemporary home in a desirable village location. Upon entering you have the all important utility room along with further storage space. Off the entrance hall leads to the impressive newly fitted modern kitchen/dining room which immediately stands out, designed for both everyday living and entertaining, featuring contemporary units and ample work surfaces along with bespoke fitted dining area. The property benefits from a new boiler and radiators throughout and new solid internal doors have also been fitted. The living room offers a spacious and inviting atmosphere, with patio doors providing direct access to the attractive, low maintenance fully enclosed rear garden. Upstairs, the master bedroom includes a private en suite shower room and a newly fitted bathroom serves the additional two bedrooms.



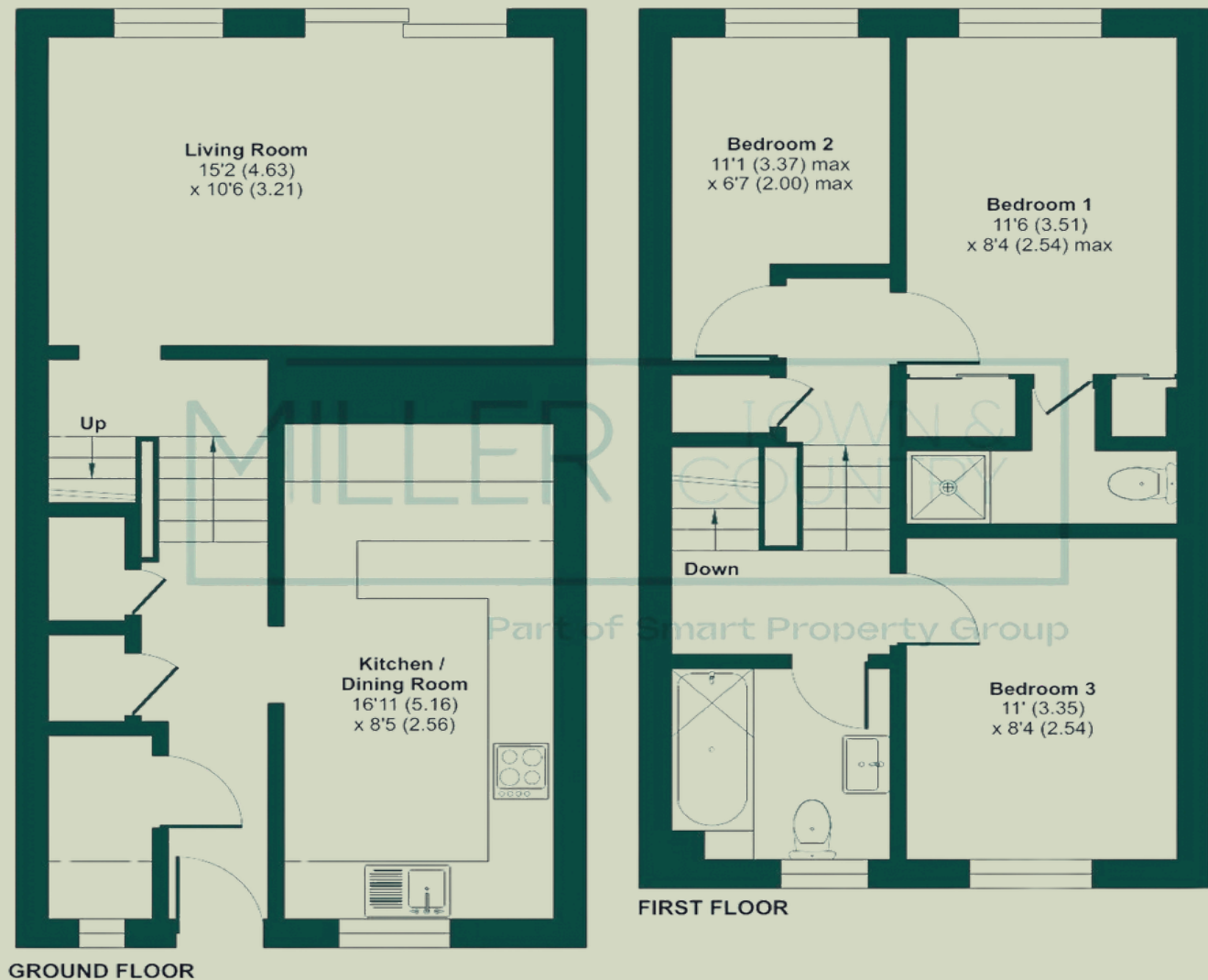


Externally, there are two off road parking spaces, addressing a common requirement for modern homeowners. The attractive, low maintenance fully enclosed rear garden can be accessed via the driveway or the patio doors from the living room, offering a private outdoor space perfect for relaxation without extensive upkeep.

Lifton is a well regarded village in the South West, known for its community spirit and convenient access to local facilities. Residents can enjoy the village shop and post office, places to eat, doctors surgery and the famous Strawberry Fields Farm Shop, making it an excellent choice for families and individuals seeking a vibrant village lifestyle. The charm of Lifton lies in its blend of traditional values and modern conveniences, offering a welcoming environment for all. The property also benefits from convenient access to the A30, placing it within close proximity to both the market town of Launceston and the bustling town of Tavistock.

Approximate Area = 885 sq ft / 82.2 sq m

For identification only - Not to scale



Key information

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|---|--|
|  Bedrooms: 3 |  Notable construction materials: None Known |
|  Bathrooms: 2 |  Building safety concerns: None Known |
|  Reception Rooms: 1 |  Mining area: See title |
|  Parking: Driveway parking |  Planning permissions: None Known |
|  Listed Status: Not Listed |  EPC rating: C (72) |
|  Heating: Oil |  Council tax band: C |
|  Utilities: Mains electric, water & drainage |  Tenure: Freehold |
|  Restrictions: See title |  Broadband: FTTP (*Per Ofcom) |
|  Easements, Wayleaves: See title |  Mobile signal: Likely (*Per Ofcom) |
|  Public rights of way: None Known |  Accessibility: Not suitable for wheelchair users |
|  Flooding: No | |