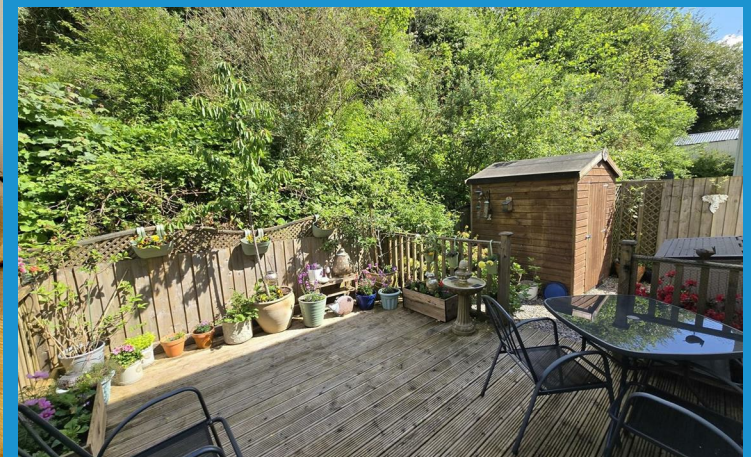




4, The Lime Kilns
Lifton | Devon



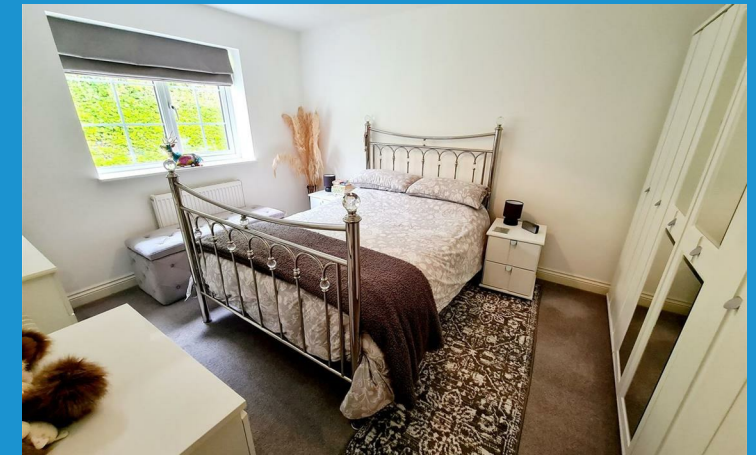
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A spacious and well presented 3 bedroom semi-detached modern house situated in a popular village location with off-road parking and an enclosed garden at the rear. The property features 3 double bedrooms and must be viewed to be appreciated.

Entrance to the property is into a spacious hallway with a door into a cloakroom with stylish feature wallpaper. A further door leads into the living room which is a generous room with ample space for a dining table alongside sofa's, etc with double doors leading out to the rear garden. The living room is open into the kitchen which features a stylish range of wall and base units with integrated appliances.

On the first floor there is an open landing with the 3 spacious double bedrooms alongside the well appointed family bathroom. The property is situated in a small cul-de-sac and has off-road allocated parking and a garden at the rear which comprises a decked area, wooden shed and a gravelled area with a pathway around the side of the house.



Situation

The property is situated a short distance from the heart of the village of Lifton, which boasts a range of amenities including a Village Store/Post Office, 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

The postal code for the property is PL16 0BG. What Three Words 'sidelined.sweeter.shrub' will take you to the property. From Launceston proceed out of town via Kensey Hill following the signposts to Lifton and driving through Polson and Liftondown. Driving through Lifton village and into Tinhay, where the property can be found on the left hand side tucked away in a cul-de-sac.

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Entrance Hallway

W/C

6'3" x 4'6" (1.91m x 1.39m)

Living Room

20'11" x 14'0" narrowing to 10'3" (6.38m x 4.28m narrowing to 3.14m)

Kitchen

10'4" x 10'2" (3.15m x 3.10m)

First Floor Landing

Bedroom 1

10'5" x 10'3" narrowing to 8'3" (3.2m x 3.14m narrowing to 2.53m)

Bedroom 2

13'2" x 10'1" (4.02m x 3.08m)

Bedroom 3

10'10" x 10'9" (3.31m x 3.29m)

Bathroom

9'8" x 6'3" max (2.96m x 1.91m max)

Services

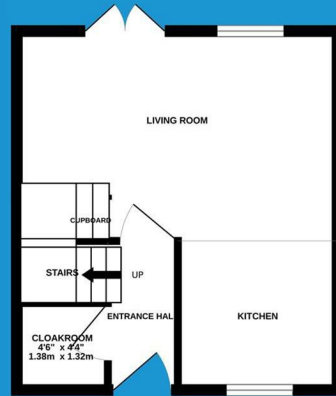
Mains Electricity, Water & Drainage.

Council Tax Band C

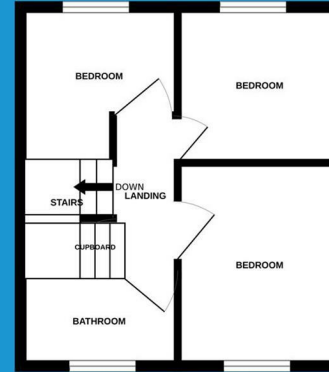
Electric Central Heating.

Property Owned Solar Panels which provide revenue.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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