



1 Ash Vale
Lifton | Devon



Town • Country • Coast



A deceptively spacious split level 3 bedroom property situated in a popular village setting with off-road parking, garage and an enclosed garden at the rear. The property has an en-suite main bedroom with fitted wardrobes, a spacious living room with patio doors to the rear garden and an open-plan kitchen and dining room.

The property has an entrance hallway with cloakroom and a WC alongside the kitchen and dining room on the ground floor with shallow stairs leading up to a half-landing where there is the living room, which is a good sized reception room. Stairs then lead up to a landing where there is the first of the bedrooms, which has a great view over the surrounding countryside. Also the family bathroom is located on this floor. An additional set of shallow steps leads up to two further bedrooms including the main bedroom with its en-suite and the third bedroom is a good size single room currently utilised as a dressing room.

The property has a low-maintenance enclosed resin garden at the rear with a pathway and gate providing access to the front. The oil fired central heating boiler is at the front of the property. The garage is a short distance from the property and has an off-road parking space in front.



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 0LD. From Launceston, leave the town via Kensey Hill and through Polson passing the Rugby Club. Follow the road through Liftdown into Lifton. Take the right hand turn into Parkwood Drive and continue the road ahead and the property will be seen on your right hand side at the start of Ash Vale cul de sac.

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Ground Floor

Entrance Hallway

Cloakroom

7'4" x 2'10" (2.25m x 0.88m)

Kitchen / Breakfast Room

15'4" x 8'4" (4.68m x 2.56m)

Lower Ground Floor

Living Room

15'3" x 12'0" (4.65m x 3.66m)

First Floor

Bedroom 2

11'2" x 8'3" (3.41m x 2.54m)

Bathroom

6'6" x 6'4" (1.99m x 1.94m)

Second Floor

Bedroom 1

11'1" x 8'4" (3.38m x 2.55m)

En-Suite

7'4" x 5'1" (2.26m x 1.56m)

1.56m narrows to 0.78m

Bedroom 3 / Wardrobe Room

10'11" x 6'6" (3.35m x 1.99)

3.35m narrows to 2.40m

Services

Mains Electricity, Water and Drainage.

Oil Fired Central Heating.

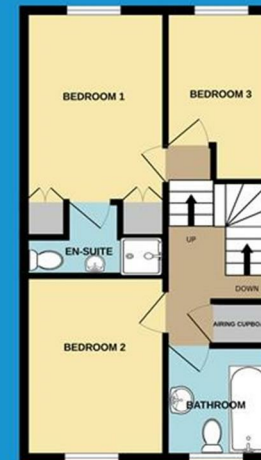
Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Ground Floor



First Floor



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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