Hannaford Road

Lifton | Devon

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Guide Price £269,950

Affording stunning views towards Dartmoor National Park is this detached 2 double bedroom bungalow. Requiring a degree of updating but full of potential, this home enjoys a generous sitting room and an extended kitchen/dining room. To the rear is an enclosed garden adjoining fields. NO CHAIN.

You step into a double glazed porch with a door into the hallway. Leading off are built in storage cupboards and a side aspect boiler room. The sitting room is a generous size and has a large picture window enjoying views towards the Tors of Dartmoor National Park. The kitchen has a range of eye and base level units and enjoys open plan access into a dining conservatory with a solid roof. A view is enjoyed from the conservatory over the patio and rear garden.

There are 2 bedrooms in total both sharing a shower room. The master bedroom is rear aspect and enjoys a view over the rear garden. Bedroom 2 is side aspect and would be a great guest room. The shower room has a matching 3 piece suite including a freestanding shower enclosure.

The property is found at the end of a quiet cul de sac. To the side of the property is a driveway for 2 vehicles in tandem, plus a car port and a single garage. In front of the property is an area of lawn with mature shrubs. Adjoining the conservatory is a patio area ideal for outside dining. Steps take you up to a large area of lawn perfect for children and pets. The rear garden adjoins open countryside.

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. Within a short drive of Lifton is the popular farm shop and restaurant "Strawberry Fields". 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 Launceston, leave the town via Kensey Hill and through Polson passing the Rugby Club. Follow the road through Liftondown into Lifton. Drive past the village Shop/Post Office and turn right up Duntz Hill. Follow this road passing the Church and bear left and the property will be seen ahead on your right.

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Entrance Hallway

WC
8'2" x 4'10" (2.50m x 1.49m)

Sitting Room
16'5" x 15'1" (5.01m x 4.60m)

Kitchen
10'5" x 8'11" (3.19m x 2.74m)

Conservatory
11'9" x 8'11" (3.59m x 2.73m)

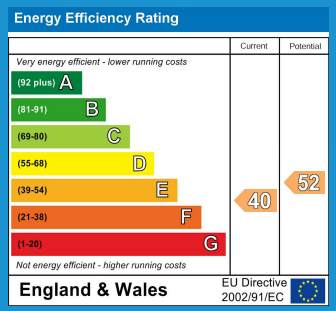
Bedroom 1
12'11" x 10'0" (3.96m x 3.05m)

Bedroom 2
9'11" x 9'1" (3.04m x 2.78m)

Shower room
7'9" x 5'10" max (2.37m x 1.80m max)

Garage
17'8" x 8'11" (5.41m x 2.73m)

Services
Mains Electricity, Water and Drainage.
Council Tax Band C.



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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