KIVELLS

7 Phillips Road

Lifton, Devon, PL16 0EY

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Guide Price: £285,000

Well proportioned two bedroom semi-detached house

Immaculately presented throughout

Beautifully maintained and landscaped enclosed rear garden split across two levels

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Driveway parking for three vehicles

Built within the last two years

Located in popular village location

EPC - A

Situation

Lifton

Lifton is a favoured village in West Devon close to the border with Cornwall. Nearby, but out of sight is the A30 dual carriageway spine road for the two Counties providing ease of travel westwards into Cornwall or eastwards to the City of Exeter with M5 motorway link, intercity rail link and international airport. Lifton has ease of access to the town's of Launceston, Okehampton and Tavistock by good local roads. Within the village of Lifton is a range of amenities including village hall, church, post office / convenience store, doctor surgery, veterinary practice, popular public house, country hotel and a prize winning farm shop. Most of these amenities are within easy walking distance of the property which is close to the heart of the village. In all directions from the property there is scenery of outstanding natural beauty. To the north are the rugged coasts of North Cornwall and North Devon famed for surfing beaches and quaint former fishing villages. To the west are the wide open spaces of Bodmin Moor ideal for walking and riding. To the east is the Dartmoor National Park and running southwards to the stunning Plymouth Sound is the county boundary River Tamar steeped in 18th Century mining history and renowned for salmon fishing.

Accommodation

The Room Guide

ENTRANCE HALLWAY:

uPVC door. Stairs rising to first floor. LVT flooring, radiator, spotlights and doors to all ground floor rooms.

KITCHEN:

Window to the front elevation. Range of base and eye level units with work surface over having inset stainless steel sink with drainer and mixer tap, inset hob with oven below. Spotlights, LVT flooring, space for fridge freezer, dishwasher and washing machine

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CLOAKROOM:

Close coupled W.C. and wall hung sink with mixer tap and tiled splash back. Round ceiling light, radiator and LVT flooring.

LIVING ROOM:

Patio doors lead to the rear garden with flag windows either side. LVT flooring, spotlights, radiator, space for dining room table and living room furniture. Under stair storage cupboard.

FIRST FLOOR LANDING:

Carpeted, radiator, loft hatch and spotlights.

Accommodation

The Room Guide

BEDROOM ONE:

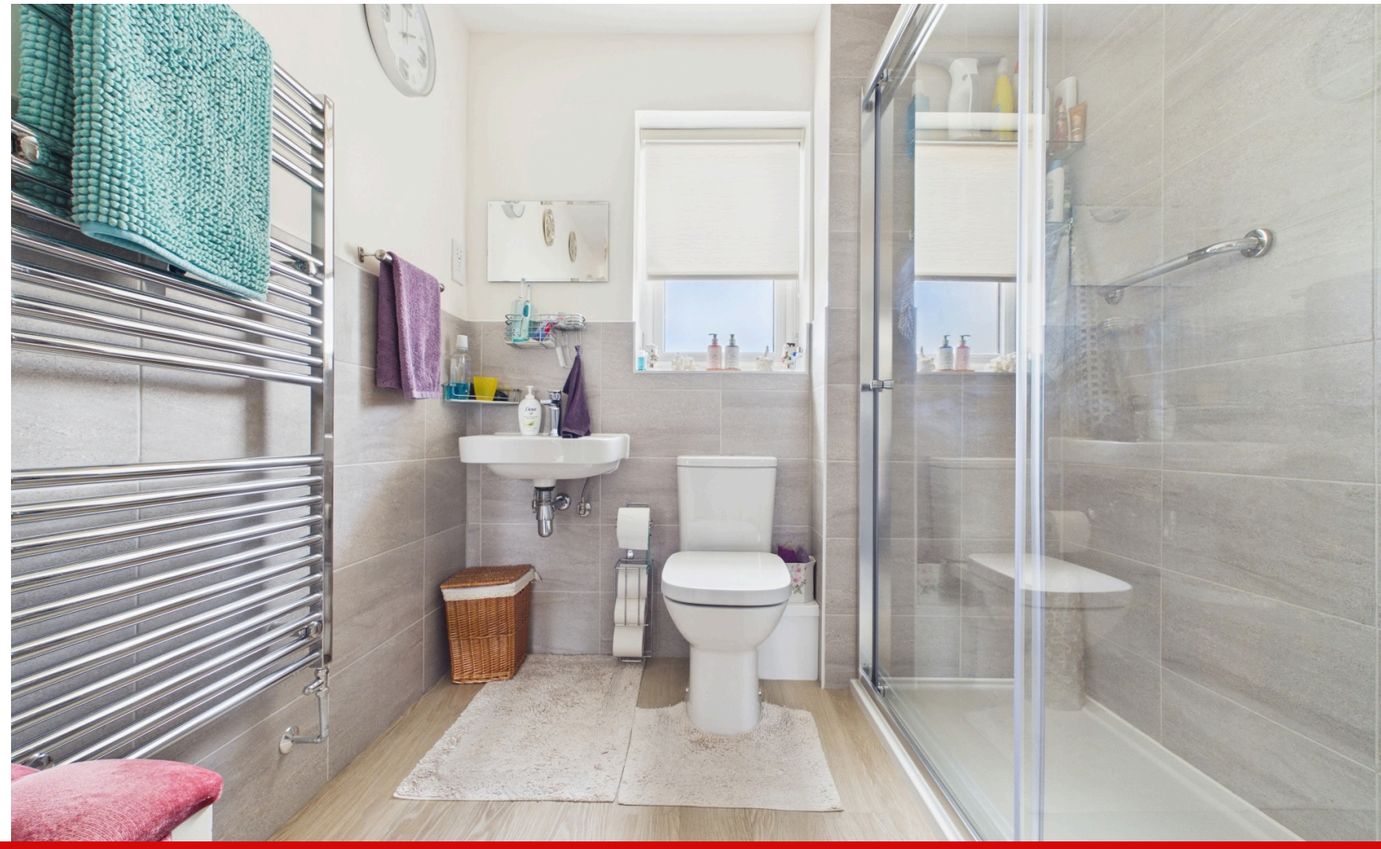
Two windows to the front elevation, radiator, carpet and spotlights. Space for double bed and bedroom furniture. Door into storage cupboard.

BEDROOM TWO:

Window to the rear elevation with distant countryside views. Radiator, carpet and spotlights. Space for double bed and bedroom furniture.

BATHROOM:

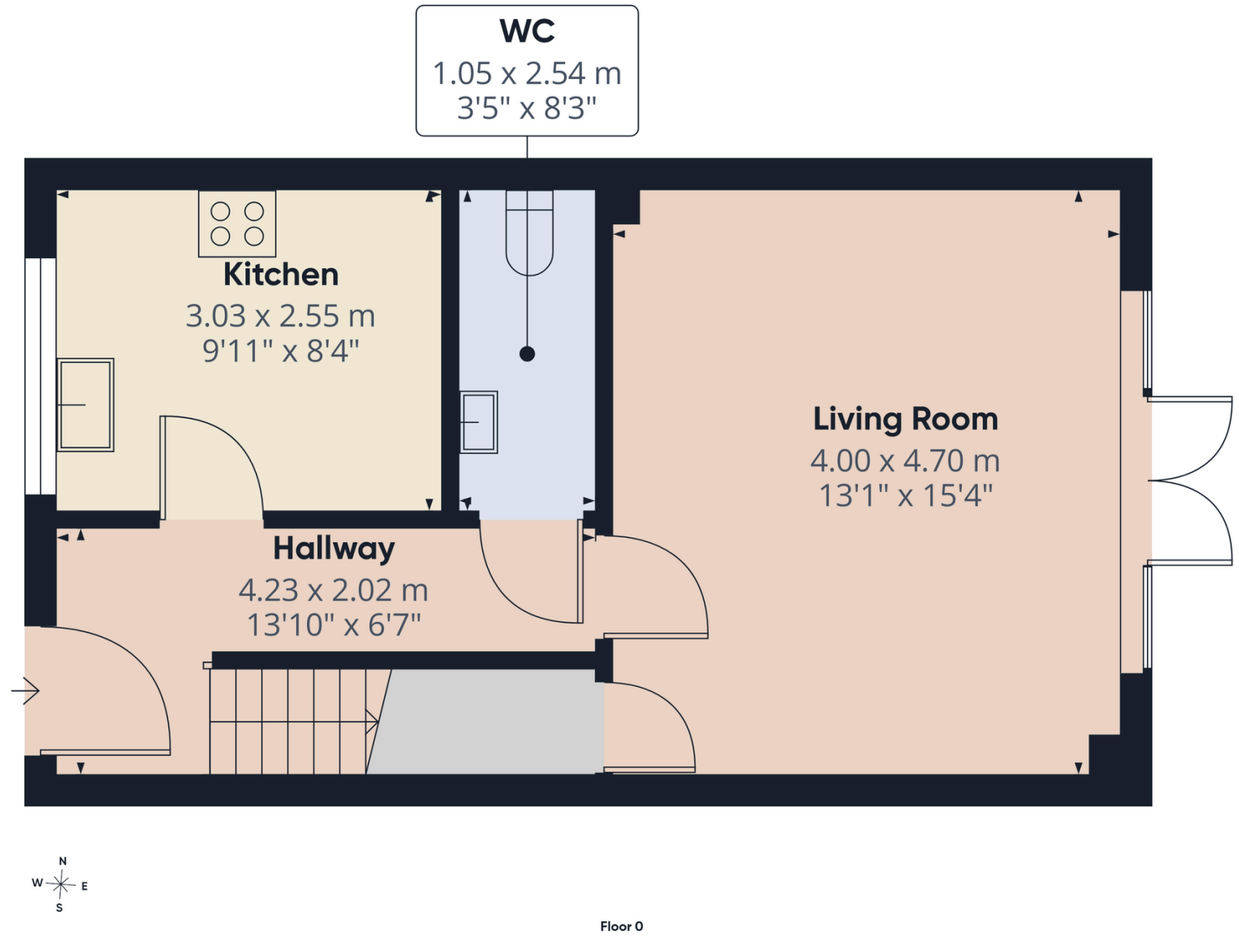
Obscure window to the rear elevation. Close coupled W.C., wall hung sink with mixer tap and sliding glass door into large walk-in shower. LVT flooring, half height tiling, heated towel rail, round ceiling light and door into airing cupboard.



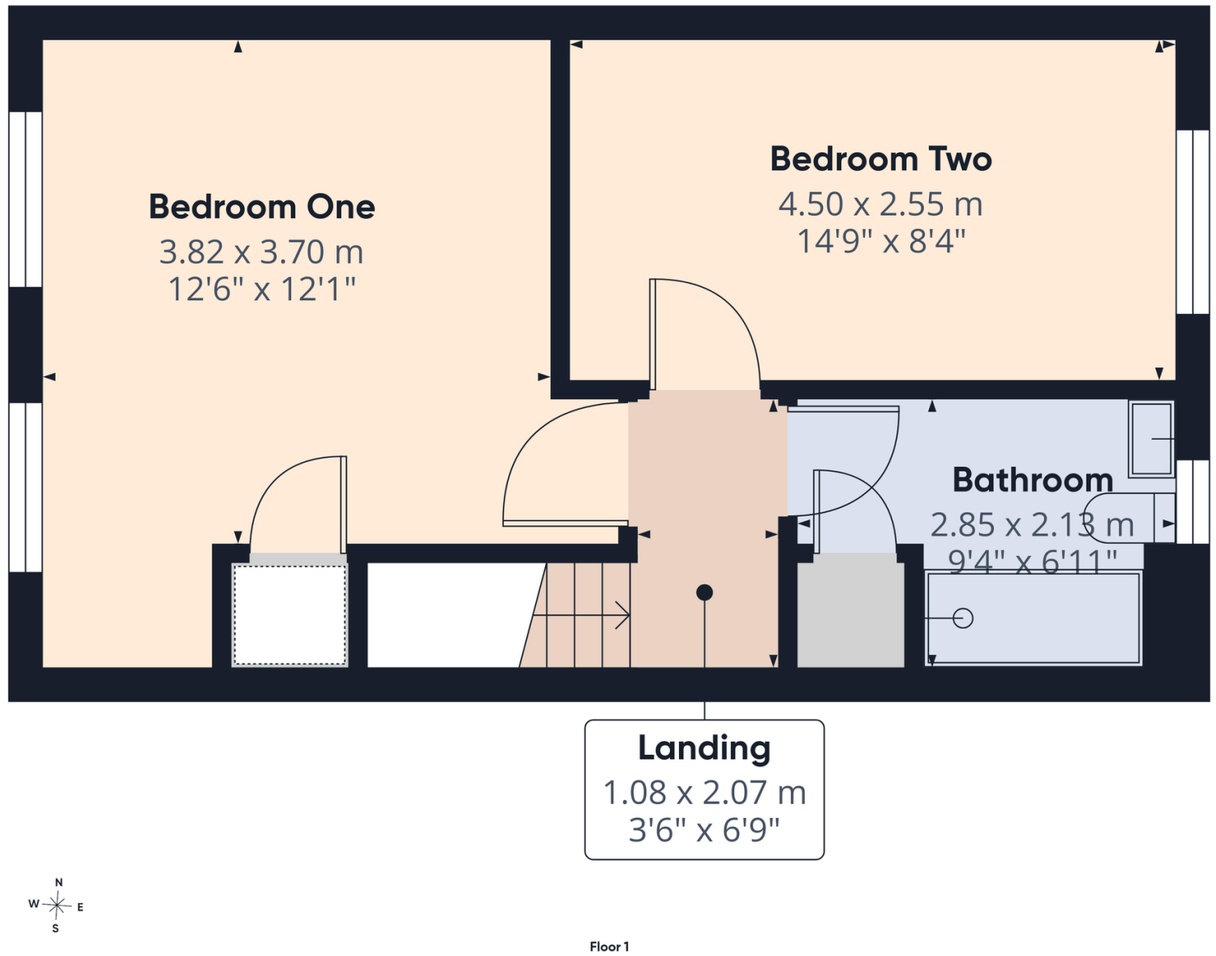
Floor Plan

See The Layout

Ground Floor



First Floor



Additional Information

Useful Property Information

SERVICES:

Mains Water (metered) | Electric | Drainage | EV charging | Solar panels owned by house to contribute to the electric cost | Heating by air source heat pump

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VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

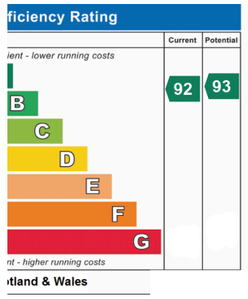
Virtual Tour available on request.

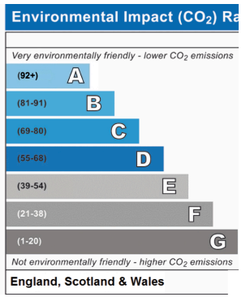
DIRECTIONS:

What3words: ///gobbling.unleashed.workroom

EE RATING: A

COUNCIL TAX BAND: B





OUTSIDE:

At the front of the property there is a driveway providing parking for three vehicles. At the front there is a gravelled area with flower bed border.

There is access to the rear of the property either through the house or via a side gate. The rear enclosed garden has been recently landscaped and split into two levels with the higher level having a patio area with awning and steps with rails leading down to the lower part of the garden which is laid with chippings having a variety of well established shrubs, vegetable patch and flower beds together with bespoke made garden shed with windows to the front and rear.

There is an EV charger to the side of the property.

AGENTS NOTE:
The property still has a NHBC Warranty having 8 ½ years remaining. There is currently no confirmed figure for the estate maintenance charge, due to the estate not being fully completed.

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