

Hornapark Close

Lifton | Devon

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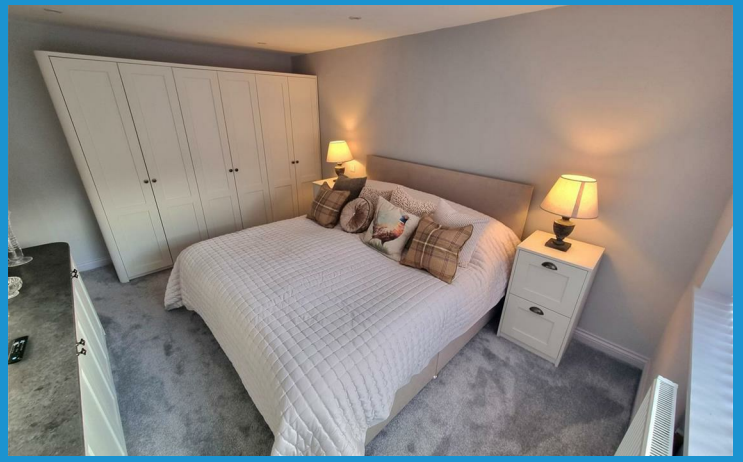
Price Guide £299,950







Located in a highly sought after development with a striking view towards Dartmoor National Park is this 2 bedroom semi-detached bungalow. Recently refurbished by our vendors, the property has also had a lot of external improvement including a brand new block paved driveway and a re landscaped rear garden.

You step into an L shaped hallway with door to accommodation plus a built in storage cupboard. The sitting room has a large picture window with a fantastic view towards Dartmoor National Park. The sitting room is a good size and offers plenty of room for furniture. The kitchen/breakfast room overlooks the rear garden and has a range of modern eye and base level units plus various integrated appliances. There is a double glazed door that opens out to the side driveway.

The main bedroom is a fantastic size with a large picture window looking out to the rear garden. The bedroom offers plenty of space for a super king size bed plus custom fitted bedroom furniture. To one wall are a range of base level bedroom units offering additional storage. Overlooking the front garden is a guest bedroom enjoying a fantastic view.

To the side of the property is a single garage with drying room to the rear. In front of the garage is a newly completed brick paved driveway offering off road parking for 2/3 vehicles in tandem. In front of the property is a raised gravel garden taking advantage of the morning sun. The private and enclosed rear garden has been a labour of love for our vendors who have created a much larger rear garden. The garden has been carefully hard landscaped with attractive paving slabs and steps lead up to a further area of garden to the rear of the garage.







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 postcode to the property is PL16 0BE. 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 left again into Hornapark. The road will bear right and the property will be seen on your right hand side.

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Entrance Hallway

Living Room
15'6" x 13'2" (4.73m x 4.02m)

Kitchen / Breakfast Room
13'1" x 8'10" (4.00m x 2.71m)

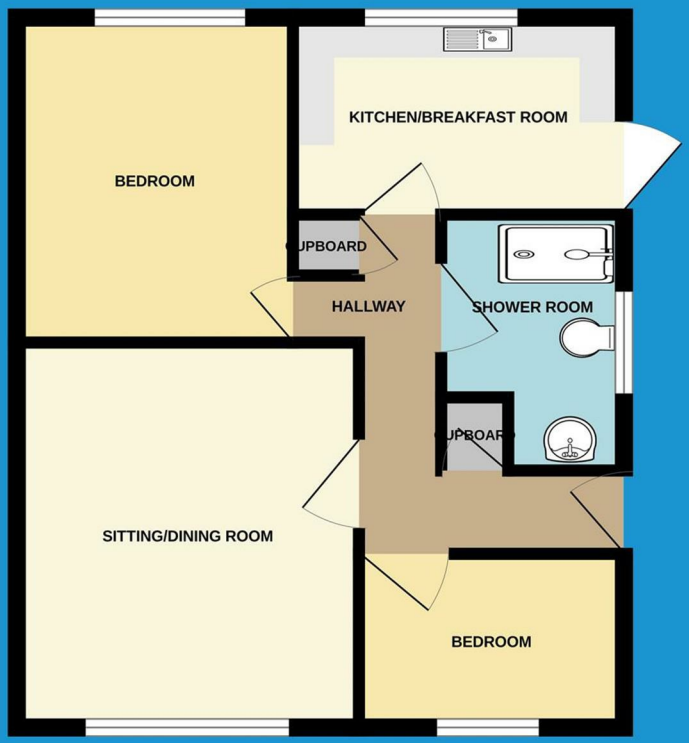
Bedroom 1
14'4" x 10'2" (4.39m x 3.10m)

Bedroom 2 / Dining Room
10'2" x 8'0" (3.11m x 2.44m)

Shower Room
8'0" x 7'3" (2.45m x 2.21m)

Garage
17'5" x 9'2" (5.31m x 2.81m)

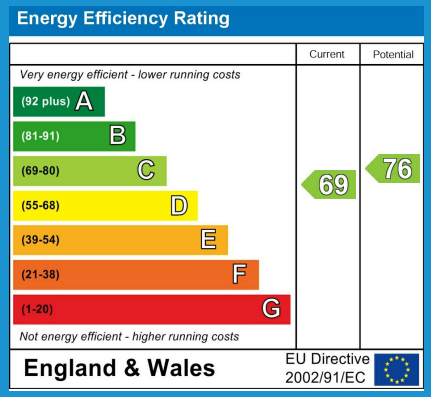
Services
Mains Electricity, Water and Drainage.
Oil Fired Central Heating.
Council Tax Band C.











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To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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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