Lewdown | Cornwall

view property

Town • Country • Coast

view property

Town • Country • Coast

Price Guide £315,000

Offered with NO FORWARD CHAIN is this individual detached mature bungalow. The accommodation comprises an open plan kitchen/dining/sitting room and 2 double bedrooms (1 en suite). Outside there is a mature garden, detached single garage and plenty of driveway parking.

Off the driveway you step into a large double glazed porch with a solid roof. A further door with feature coloured glass opens into the kitchen with a range of modern eye and base level units. Beyond here is an open plan dual aspect sitting/dining. The sitting area is centered around the fireplace which houses a multi fuel wood burner.

There are 2 double bedroom and a family bathroom. The master bedroom is side aspect and has an adjoining en-suite shower room and built in wardrobe area. Bedroom 2 is another double bedroom with a built in wardrobe to one side. The family bathroom has a matching 3 piece suite plus an airing cupboard to one side.

The property is approached off a parish road onto a tarmac drive that terminates in front of a detached single garage. The driveway offers parking in tandem for 2/3 vehicles. To one side of the property is a mature garden which is level and comprises of several mature trees and shrubs interspersed with areas of lawn. To the side of the porch is a sheltered patio seating area.

The property has scope to be further improved creating a wonderful home in a very accessible location.

Situation

The popular village of Lewdown close to 3 popular market towns and within easy reach of the Cathedral city of Exeter. Lewdown is well served by local amenities including a public house, local shop and primary school. The nearby village of Lifton has a doctors' surgery, filling station, farm shop, restaurants and other businesses. The A30 provides good road links West into Cornwall and East into Devon and Exeter. With its central location in rural Devon Lewdown is well placed for walking, riding, sailing and other outdoor activities. Dartmoor National Park, the north and south coasts of Devon and Cornwall are all within easy reach.

Directions

The postcode to the property is EX20 4DN. From Launceston, take the A30 towards Okehampton and take the exit signposted Liftondown. Drive through the village of Lifton and continue for some 4 miles and you will approach Lewdown. Proceed past the war memorial and turn right signposted Lewtrechard/Chillaton where the property will be seen a short distance on your right.

www.viewproperty.org.uk sales@viewproperty.org.uk

view property

Town • Country • Coast

Entrance Porch
8'0" x 6'6" (2.45m x 1.99m)

Kitchen
12'0" x 12'0" (3.67m x 3.66m)

Living Room / Dining Room
18'0" max x 17'9" (5.51m max x 5.43m)

Bathroom
7'11" x 6'10" (2.42m x 2.10m)

Bedroom 1
12'1" max x 10'8" max (3.69m max x 3.27m max)

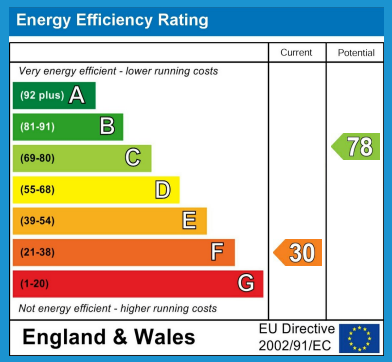
Dressing Area
6'11" x 1'10" (2.13m x 0.57m)

En-Suite
7'1" max x 6'10" (2.16m max x 2.10m)

Bedroom 2
12'7" x 11'3" max (3.84m x 3.43m max)

Garage
19'1" x 9'10" (5.82m x 3.00m)

Services
Mains Electricity, Water and Drainage
Council Tax Band C
Oil Fired Rayburn & Electric Radiators



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.

01566 706706 | sales@viewproperty.org.uk
www.viewproperty.org.uk

The Property Ombudsman

view property
Town • Country • Coast