



## Darkey Cottage, Willas Road

Darkey Lane | Lifton | Devon



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A well presented 2 double bedroom detached bungalow with an enclosed rear garden, detached garage and off road parking. Adjacent to the property is a separate lawned garden, ideal for those with green fingers!

The property has recently been improved to include a modern kitchen, shower room and an air source heat pump central heating system. It has a full re wire, new rainwater goods, landscaped rear garden, modern single garage and a driveway with an EV charging point to name a few.

You enter the property into the kitchen which has a range of 2 tone eye and base level units with solid wood work tops and integrated appliances. There is plenty of room for a breakfast table. A door takes you through to the dual aspect sitting/dining room with sliding patio doors out to the rear garden. To one end is a fireplace (currently not in use). A hallway from the kitchen gives access to the 2 rear aspect double bedrooms. Opposite the bedrooms is a modern shower room with a matching 3 piece including a low threshold double shower enclosure. A door gives access to the plant room associated with the air source heat pump.

To one side of the property is the newly built single garage and tarmac off road parking with an EV charging point. In front of the property is a small lawn and patio. To the rear of the property is a level and enclosed garden landscaped for low maintenance gardening. There is a large patio and areas of gravel ideal for pot plants. To the far corner is a block built shed and path to the side. Across the other side of the road opposite the property is a generous established garden laid to lawn with mature trees and shrubs. This parcel of land has endless possibilities for those with green fingers or the possibility of creating additional parking. This parcel of land is subject to an overage clause. See agents notes for further information.



### 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 is PL16 0DZ. From our office exit the town using the A30 Eastbound. Exit signposted Lifton and at the T junction turn right. Follow the road through Lifton down. As you enter Lifton turn left into Darkey Lane. Follow where the entrance to Willas Road will be seen on your right. The property will be immediately on your left.

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## Entance

**Kitchen/Breakfast Room**  
12'11" x 12'0" (3.95m x 3.67m)

**Living Room**  
16'8" x 11'1" (5.09m x 3.39m)

**Bedroom 1**  
11'5" x 8'2" (3.49m x 2.49m)

**Bedroom 2**  
11'6" x 8'4" (3.51m x 2.56m)

**Shower Room**  
8'2" x 5'6" (2.50m x 1.70m)

**Plant Room**  
4'8" x 2'9" (1.44m x 0.84m)

## Services

Mains Electricity, Water & Drainage.  
Air Source Heating.  
Council Tax Band C.

## Agents Note

An overage has been placed on the garden opposite the property for any additional dwelling(s). This would not prevent development of a garage, single storey home office or annex accommodation. The overage is fixed for 20 years at 25%.

## Agent Note

To The Rear Of The Property, Outline Planning Has Been Granted For A Detached Dorma Bungalow.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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