

6 The Crescent

Lifton | Devon

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Price Guide £244,950







Refurbished 3 bedroom semi-detached house located in the picturesque village of Lifton. This family home boasts a fantastic kitchen/dining room, perfect for hosting family gatherings or entertaining friends. With one reception room, three bedrooms, and a beautifully refurbished bathroom, this home offers comfort and style.

You step into a front aspect sitting room that's centered around a multi fuel wood burner. A door opens into a useful understairs storage cupboard. The kitchen that overlooks the rear garden has been completely replaced with a range of modern eye and base level units plus integrated appliances. There is plenty of space for a dining table. Situated on the ground floor is a useful utility room with space and plumbing for a washing machine and a sink. A door opens out to the garden and cloak room.

On the first floor are 3 bedrooms, 2 doubles and 1 single all sharing a family bathroom. The master bedroom is front aspect enjoying a view towards the church. The family bathroom has been totally replaced with a modern and contemporary suite including a shower over the bath.

One of the highlights of this property is the large rear garden, providing ample space for outdoor activities or simply relaxing. Adjoining the rear of the property is a large level patio area. At the top of the garden is a wooden garden shed. Parking is made easy with space for 1/2 vehicles to the side of the property.

Nestled in a village location, this home offers a peaceful and cul de sac setting, whether you're a growing family or a couple looking for a turn key home with a lovely garden.







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 of the property is PL16 0DT. What Three Words for the property is 'insurers.nightcap.length' and this will take you directly to the property. From our office exit the town using the A30 Eastbound. Exit signposted Lifton and at the T junction turn right. Follow the road through Liftondown. As you enter Lifton passing the village shop and Post Office. Turn left into North Road and after a short distance left into The Crescent. Proceed ahead and turn left where the property will be seen on your right hand side.

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Entrance

Living Room
13'7" max x 12'7" (4.16m max x 3.85m)

Kitchen/Dining Room
13'1" extending to 17'5" x 4'7" extending to 9'8" (3.99m extending to 5.31m x 1.41m extending to 2.97)

Utility Room
6'8" x 5'10" (2.05m x 1.80m)

W/C
4'7" x 3'11" (1.41m x 1.20m)

First Floor Landing

Bedroom 1
11'0" max x 11'0" max (3.37m max x 3.36m max)

Bedroom 2
11'5" x 9'6" max (3.49m x 2.91m max)

Bedroom 3
7'10" x 7'6" (2.41m x 2.29m)

Bathroom
6'10" max x 6'1" max (2.09m max x 1.87m max)

Services
Mains Electricity, water and Drainage.
LPG Gas Central Heating.
Council Tax Band B.

Ground Floor



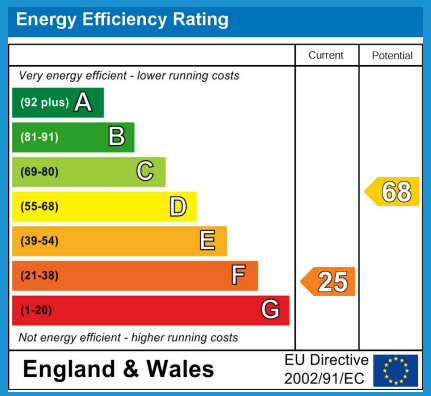
First Floor











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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