



**HOMELEIGH**

GUIDE PRICE **£375,000**

Modern 2/3 Bed Bungalow on a Spacious Level Plot

**LIFTON**

**MILLER** TOWN & COUNTRY

Part of Smart Property Group



- >> Level Plot in Peaceful Spot
- >> Large Kitchen Diner Overlooking the Garden
- >> Sitting Room Leading to Terrace
- >> Three Bedrooms, Modern Bathroom
- >> Garage and Parking for Multiple Cars

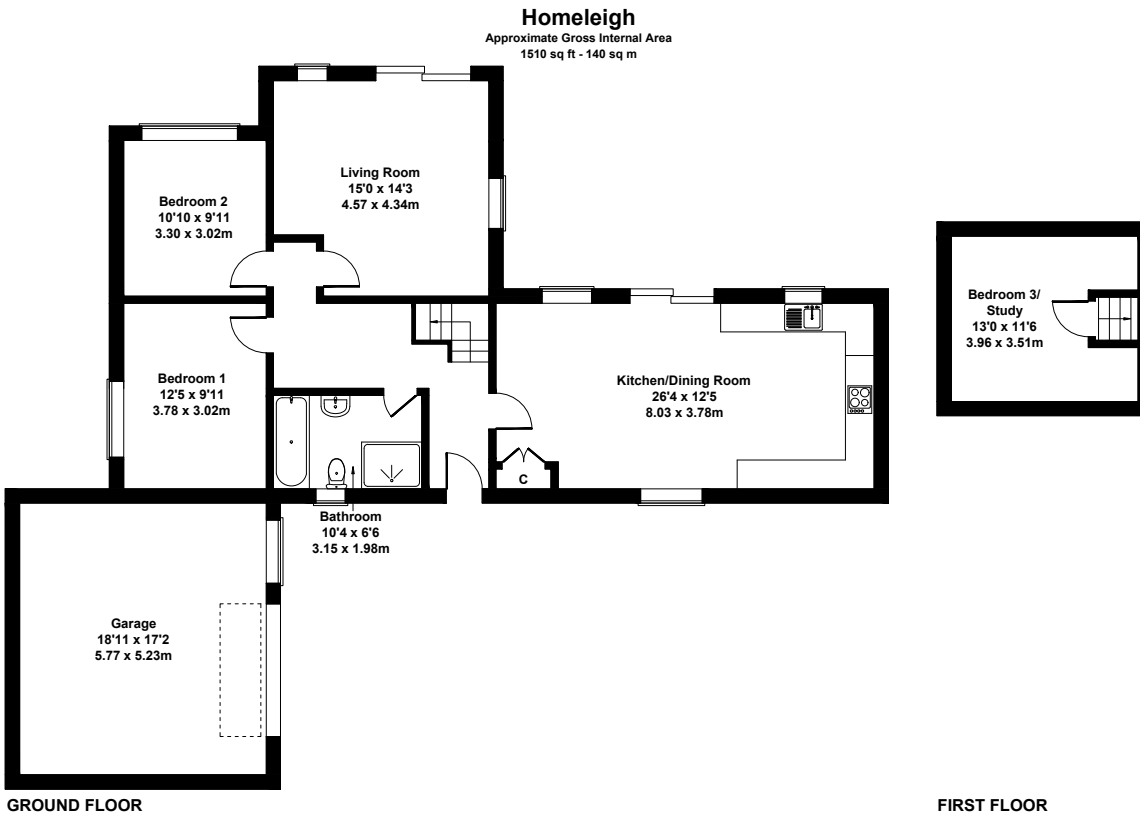
## The Property

This spacious modern bungalow situated in a quiet road within the village of Lifton, offers plenty of natural light throughout and sits on a good size level plot. Having undergone a full renovation in the previous ownership, the wide hallway guides you into the large modern kitchen/diner where you can sit with a cup of tea and watch the birds in the garden through the patio doors. There is a large modern bathroom which serves both the double bedrooms on the ground floor, and the extra bedroom in the loft, converted by the current owners and currently used as a study. At the other end of the hallway is a large dual aspect living room with patio doors overlooking the terrace and gardens.

## Outside

At the front there is a driveway for multiple vehicles and the entrance to the garage, fitted with light, water and electric. At the rear, from the living room, a large decked terrace with glass balustrades leads to an wide patio with access from the kitchen. Steps lead through well stocked flowerbeds and onto the lawn with further well stocked borders. There is a greenhouse and a brick barbecue, and to the side are raised beds perfect for home growing your veg. There is plenty of space for a washing line, and a pedestrian door leads to the single garage.


























Not to Scale. Produced by The Plan Portal 2026  
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## Location

Lifton sits on the Devon/Cornwall border and is highly popular due to its location with easy access to the A30 corridor. The north and south coasts are both easily accessible from here, as are Dartmoor and Bodmin Moor. The nearby towns of Launceston, Okehampton and Tavistock are all easily accessible by car.

## KEY INFORMATION

-  3 Bedrooms
-  1 Bathroom
-  1 Reception Room
-  Driveway and garage
-  Not Listed
-  Heating: LPG
-  Utilities: Mains electric, water and drainage
-  Restrictions: Yes
-  Easements, Wayleaves: Yes - see title
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: E (44)
-  Council Tax Band: C
-  Tenure: Freehold
-  Broadband: FTTP  
\*Per Ofcom
-  Mobile Signal: Good  
\*Per Ofcom
-  Lateral Living

## Miller Town & Country

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VIEWING: Strictly through the  
vendor's sole agents

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