

Thrushel View Tinchay | | Lifton



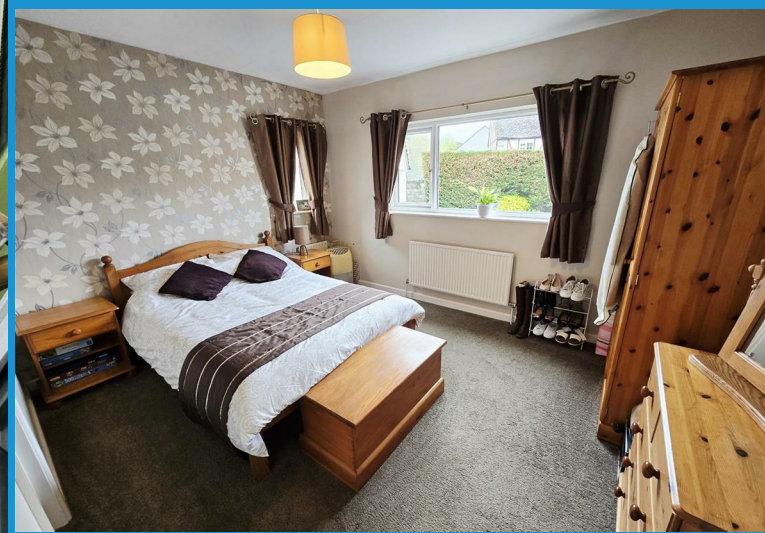


A spacious 3 bedroom detached bungalow set in a generous plot in a popular village location. The plot includes a spacious enclosed garden at the rear alongside an expansive driveway with parking for plenty of vehicles alongside a double garage and a workshop.

The property is accessed via double wooden gates which lead onto the driveway with plenty of parking provision. Access to the property is into a useful porch with space for shoes and coats. A door leads into a spacious and well presented kitchen, with a door leading into a good sized living room with a wood burner. To the side, there is a separate dining room providing additional reception space. At the rear, there is an impressive conservatory which is a fantastic space with a great view into the garden.

To the other side of the property there is the front door, which leads into an inner hallway where you can access the 3 bedrooms. There is a 'Jack and Jill' en-suite shower room which has connecting doors into both bedroom 1 and bedroom 2. There is also a well presented family bathroom.

The workshop is situated at the side of the property with an additional double garage to the other side. At the side of the property there is a vegetable garden alongside a log store and a greenhouse. At the rear, there is a generous garden laid to lawn with a range of plants and shrubbery to the border. There is a covered patio area at the side, ideal for eating outside with an attractive wooden garden room.



- 3 Bedroom Detached Bungalow
- Popular Village Location

- Double Garage & Workshop
- Large Driveway With Ample Parking

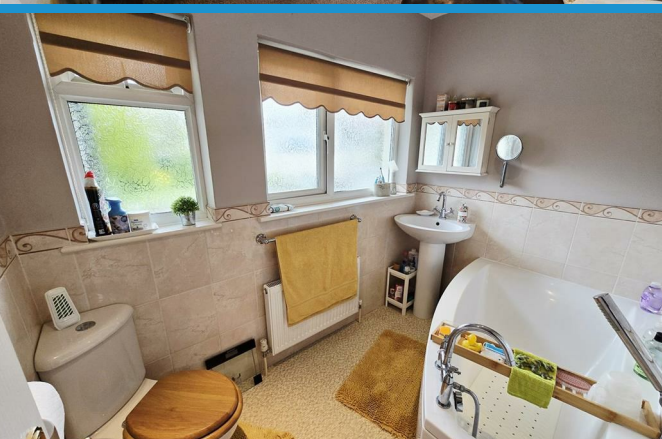
Situation

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 0AJ. 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. Enter Lifton passing the village shop and Post Office and continue into Tinhay where the property will be located on the right hand side.





Porch

7'4" x 2'10" (2.26m x 0.88m)

Kitchen

10'10" x 10'4" (3.31m x 3.17m)

Living Room

18'5" x 12'5" (5.62m x 3.79m)

3.79m narrows to 3.64m

Dining Room

17'3" x 10'6" (5.26m x 3.21m)

Bathroom

8'5" x 5'4" (2.57m x 1.63m)

Bedroom 1

12'10" x 10'2" (3.920m x 3.10m)

En-Suite

8'11" x 3'6" (2.74m x 1.08m)

Bedroom 2

12'9" x 11'11" (3.91m x 3.64m)

Bedroom 3

11'11" x 6'3" (3.64m x 1.93m)

Conservatory

20'10" x 9'4" (6.37m x 2.86m)

Workshop

19'9" x 9'10" (6.04m x 3.02m)

Garage

18'10" x 17'2" (5.75m x 5.24m)

Services

Mains Electricity, Water and

Drainage

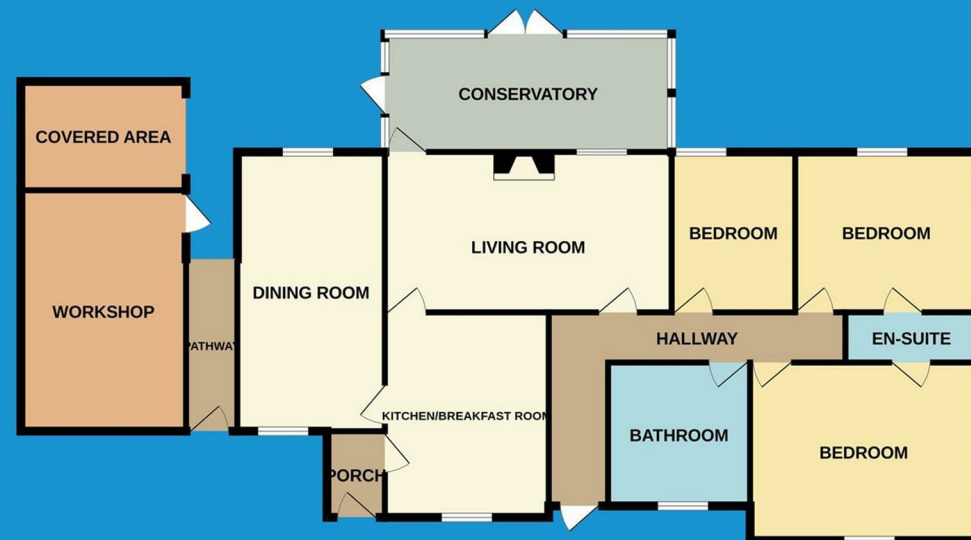
Council Tax Band D

Oil Fired Central Heating

Solar Panels Fitted To Provide

Hot Water.

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





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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.