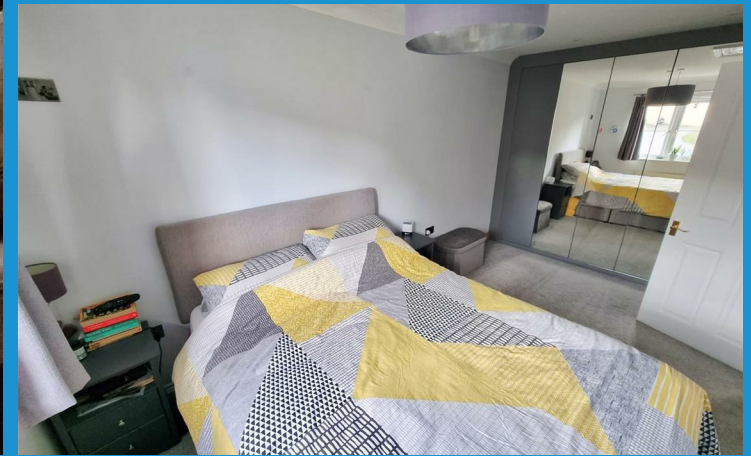




Oak Ridge  
Lifton | Devon



Town • Country • Coast



Tucked away at the end of a quiet cul de sac is this split level extended 3 bedroom semi-detached house. Extended to the rear and offering well presented accommodation throughout. To the side of the property is a single garage and off road parking for 2 vehicles.

You enter into a hallway with access to the ground floor WC, built in storage cupboard and staircase to the half landing. The kitchen/dining room is front aspect and has a range of modern eye and base level units together with integrated appliances. To the rear is a useful dining area perfect for family occasions. Leading off the half landing is the rear aspect sitting room which is a great size. Adjoining the sitting room are 2 openings to a garden room with solid roof and double glazed windows plus French doors accessing the garden.

On the first floor landing is a front aspect double bedroom and a family bathroom with a matching 3 piece suite. A short flight of stairs take you to the top landing where you find the principle bedroom which is rear aspect and has a range of recently fitted floor to ceiling built in wardrobes where once an en suite shower room was. The third bedroom is also accessed off the landing and is a rear aspect single bedroom overlooking the garden.

Adjoining the garden room is a level enclosed rear garden that is partly paved with an area of lawn beyond offering low maintenance gardening. Steps take you down to a pedestrian door to the garage. Adjoining the property is a single garage with a metal up and over door. In front of the garage is an off road parking space. A path leads to the front door with an additional parking space.



### 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 postal code for the property is PL16 0LD. What Three Words 'unrated.fires.hairpin' will take you to the property. From Launceston, leave the town via Kensey Hill and through Polson passing the Rugby Club. Follow the road through Liftondown into Lifton. Take the right hand turning into Parkwood Drive and the the first right turning into Oak Ridge where the property can be seen at the end of the cul-de-sac on the left hand side.

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**Entrance Hallway**

**W/C**  
6'2" x 2'11" (1.90m x 0.91m)

**Kitchen/Diner**  
17'0" x 8'2" (5.20m x 2.51m)

**Sitting Room**  
15'3" x 10'5" (4.67m x 3.20m)

**Garden Room**  
13'10" x 6'2" (4.22m x 1.90m)

**First Floor Landing**

**Bedroom 1**  
11'5" x 8'5" (3.50m x 2.57m)

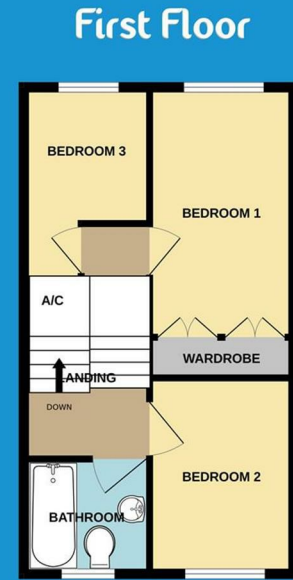
**Bedroom 2**  
11'1" x 8'4" (3.40m x 2.55m)

**Bedroom 3**  
11'3" max x 6'7" (3.43m max x 2.01m)

**Bathroom**  
6'5" x 6'3" (1.98m x 1.92m)

**Garage**  
20'4" x 9'1" (6.20m x 2.77m)

**Services**  
Mains Electricity, Water & Drainage.  
Oil Fired Central Heating.  
Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	83
<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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