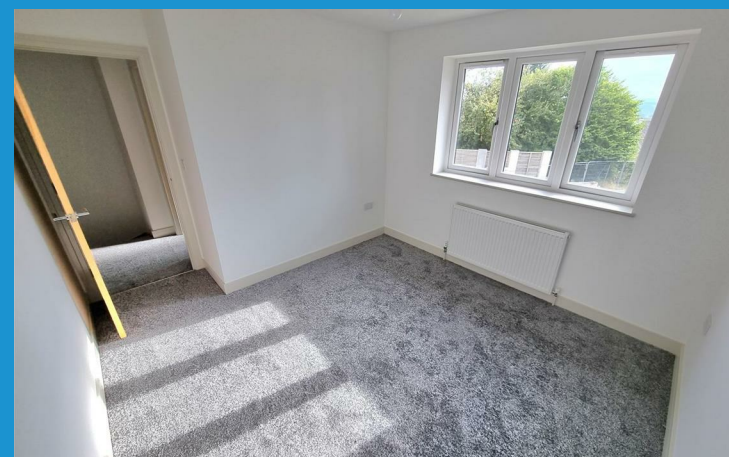




2 Borough Court
Lifton | Devon



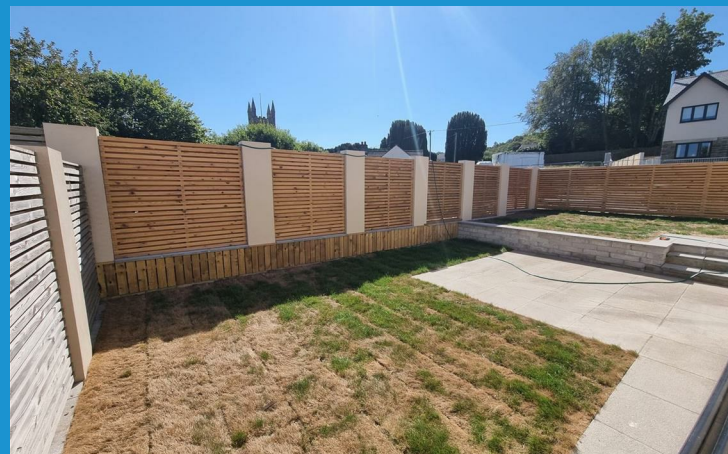
Available immediately is this attractive 3 bedroom detached new build house with an en-suite master bedroom in a sought after village location. The property is set in a developing cul-de-sac of just 5 properties in total and is within walking distance of the amenities in Lifton Village which include the Village Shop, Community Centre, Public House and Primary School.

This attractive detached new property has driveway parking at the side and an enclosed garden at the side and rear. The accommodation includes an entrance hallway with a downstairs WC and cloakroom. There is an open-plan kitchen and dining room with a range of modern eye and base level units plus integrated appliances. To the corner is a further door to the plant room for the underfloor heating. Overlooking the rear garden is the generous living room with doors to the garden at the rear.

On the first floor there are the 3 bedrooms with the master bedroom en-suite and a family bathroom. The master bedroom is a good size and benefits from a modern en suite shower room.

To the side of the property is a block paved driveway for 2 vehicles side by side. There is a path which leads to directly to the front doors with storm porch over. A gate takes you into the side and rear garden which is currently laid to lawn and offers a purchase potential to add their own stamp. Adjoining the sitting room is a patio area ideal for sitting out on and enjoying the quiet location.

The cul-de-sac will have a management charge which will be set up once the properties have been completed with charges to be confirmed.



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 0BH. What Three Words 'luckier.underline.plugged' 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. Follow the road through the village and the property will be seen on the left hand side beside The Community Centre.

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Entrance Hallway

Kitchen / Dining Room
14'7" x 11'7" (4.46m x 3.54m)

Living Room
19'9" x 12'3" (6.04m x 3.74m)
6.04m narrowing to 4.94m

First Floor

Bedroom 1
12'4" x 8'9" (3.78m x 2.68m)

En-Suite
10'0" x 3'11" (3.07m x 1.20m)

Bedroom 2
8'9" x 8'4" (2.67m x 2.55m)

Bedroom 3
10'2" x 10'1" (3.11m x 3.08m)

Bathroom
9'3" x 6'7" (2.84m x 2.03m)

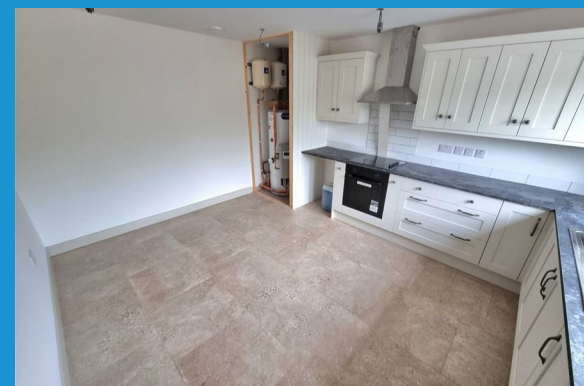
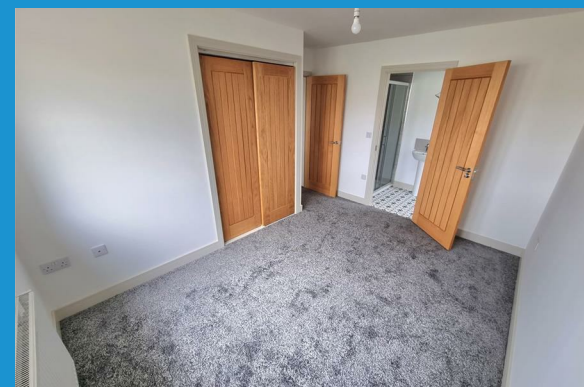
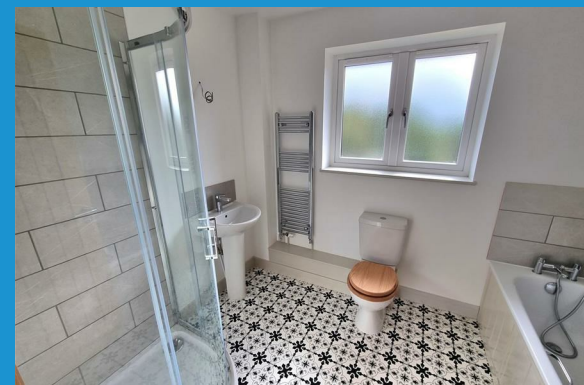
Services
Mains Water, Electricity and Drainage.
Air source heat pump heating.
Underfloor Heating Downstairs.
Council Tax Band TBC

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

Ground Floor



First Floor



AML CHECKS:

To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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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