

Park Wood Rise

Lifton | Devon

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Town • Country • Coast

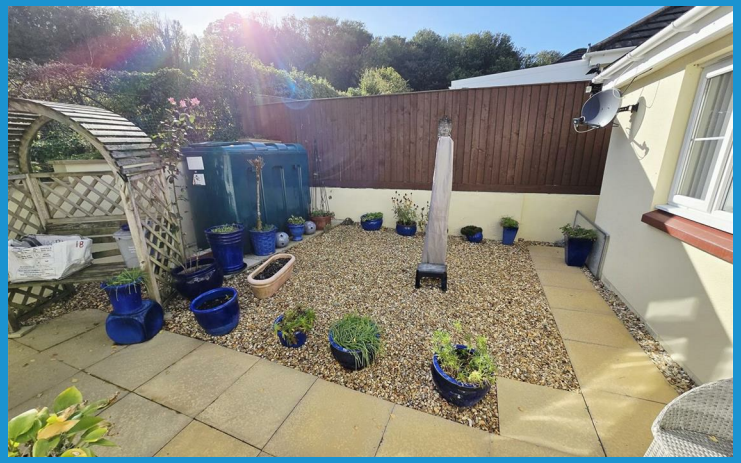
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Guide Price £330,000







A spacious and well presented 3 bedroom detached property situated in a cul-de-sac location within the popular village of Lifton which is well served by local amenities. The property is in essence an elevated bungalow, with accommodation arranged over one floor with a garage and workshop below.

The property is approached at the front where there is driveway parking for 3 vehicles plus steps leading up to the front door. There is a welcoming hallway with double doors leading to a living room which is a spacious reception room with far reaching views at the front and a feature fireplace. To the other side of the hallway there is a spacious double bedroom with a bay window and plenty of space for a double bed and wardrobes and an en-suite shower room.

There is an open-plan kitchen and breakfast room, with a range of wall and base units and space for appliances and room for a table and chairs. There are double doors leading out into a conservatory which has a pleasant view into the garden with doors at the side providing access. There are two further bedrooms, one of which is a double and a third single bedroom or study. There is a well presented bathroom to service the other two bedrooms.

The rear garden is low-maintenance and offers good privacy, with a patio area and a gravelled area providing a great place to sit out and enjoy the afternoon sunshine. The garage is a good size and is open to a workshop and store room, which has potential for conversion subject to the necessary planning permission and building regulation approval.







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, popular Farmshop and Restaurant, 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 is PL16 0LA. From Launceston, leave the town via Kensey Hill and through Polson passing the Rugby Club. Follow the road through Liftondown and in turn Lifton, Take the right hand turn into Parkwood Rise, continue up the hill and you will see the property on your left.

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Entrance Hallway

Living Room
14'11" x 10'4" (4.57m x 3.16m)

Kitchen
12'4" x 10'3" (3.76m x 3.14m)

Conservatory
10'7" x 9'2" (3.23m x 2.80m)

Bedroom 1
11'11" x 9'10" (3.65m x 3.00m)

En-Suite
8'7" x 3'0" max (2.64m x 0.92m max)

Bedroom 2
9'9" max x 9'4" (2.99m max x 2.87m)

Bedroom 3
8'3" x 6'0" (2.52m x 1.84m)

Bathroom
9'7" max x 6'3" (2.94m max x 1.92m)
1.92m narrows to 1.26m

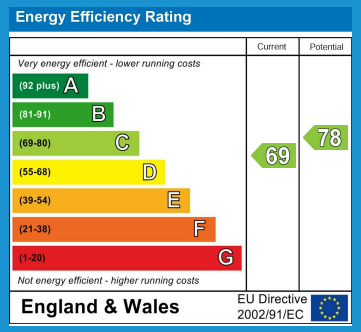
Garage
18'4" x 14'0" (5.60m x 4.28m)

Workshop
20'11" x 11'9" (6.39m x 3.60m)

Store Area
26'0" x 5'4" (7.95m x 1.63m)

WC
4'4" x 3'5" (1.33m x 1.06m)

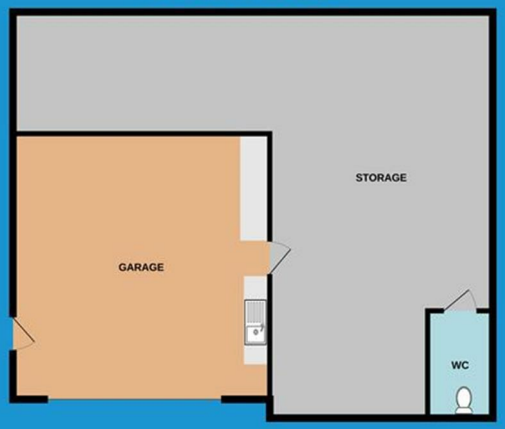
Services
Mains Electricity, Water and Drainage
Council Tax Band C



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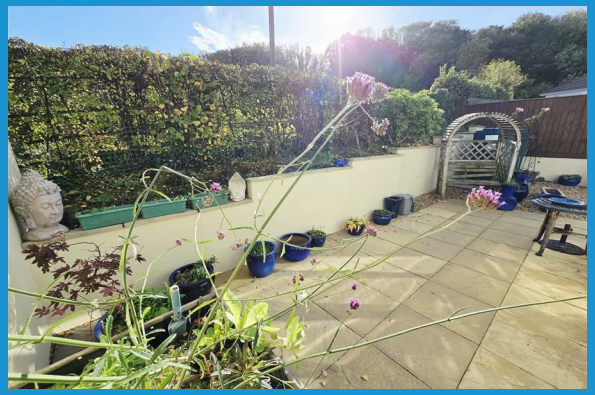
IMPORTANT:
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Ground Floor



First Floor









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