



Tinhey | Lifton | Devon



**REDUCED FOR A QUICK SALE** is this detached 3 bedroom modern house improved and updated by our current vendors include new windows and doors. The property has front and rear gardens, off road parking, a detached garage and enjoys a convenient position.

You approach the property into a hallway with access to the Sitting Room and Kitchen/Dining room. The Sitting Room is front aspect with a multi fuel wood burner housed in a chimney breast. A further door takes you through to a side aspect conservatory with windows to 3 sides. The separate dual aspect kitchen/dining room has been refitted with a range of base level until offering ample worktop space. There is plenty of space for a dining table in front of the front aspect window. A door takes you out to the rear hallway with access to an understairs cupboard and door to the rear garden.

Off the first floor landing are 3 bedrooms and a family bathroom. The master bedroom is front aspect with 2 windows and a recess for freestanding furniture. Bedroom 2 is another double bedroom and finally bedroom 3 is a side aspect single. The family bathroom has been refitted to include a matching 3 piece suite including a shower over the bath. There is a boiler/linen cupboard accessed via the landing.

In front of the property is an area of lawn enclosed by a wall. To the rear of the property is a private and an enclosed garden that is currently landscaped for low maintenance gardening. There is an patio area ideal for outside dining. There is a private shared driveway to the side giving access to the detached single garage with off road parking for 2 vehicles in front.

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.



#### 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 postal code for the property is PL16 0AJ. What Three Words 'podcast.similar.placidly' 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 and in turn Lifton. Proceed through the village passing the village shop. As you enter Tinhay the property will be seen on your right hand side.

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## Entrance Hallway

### Kitchen

16'8" x 10'9" max (5.10m x 3.30m max)

### Living Room

16'8" x 10'9" (5.10m x 3.30m)

### Conservatory

13'0" x 8'2" (3.98m x 2.51m)

### Rear Porch

with store cupboard

## First Floor Landing

### Bedroom 1

11'0" x 10'7" (3.36m x 3.24m)

### Bedroom 2

10'8" x 6'9" (3.27m x 2.08m)

### Bedroom 3

9'6" x 7'8" (2.92m x 2.34m)

### Bathroom

7'8" x 5'10" (2.35m x 1.79m)

### Garage

with power and lighting.

### Services

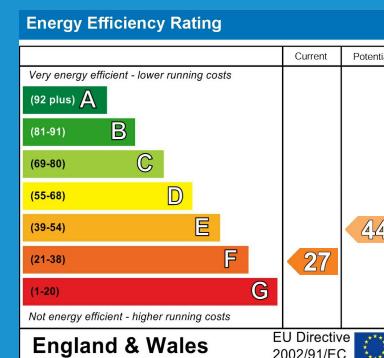
Mains Gas, Electricity, Water and Drainage.

Gas Central Heating.

Council Tax Band C.

### Agents Note

Please note, the EPC was completed on the property prior to the installation of the mains gas central heating and new windows.



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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