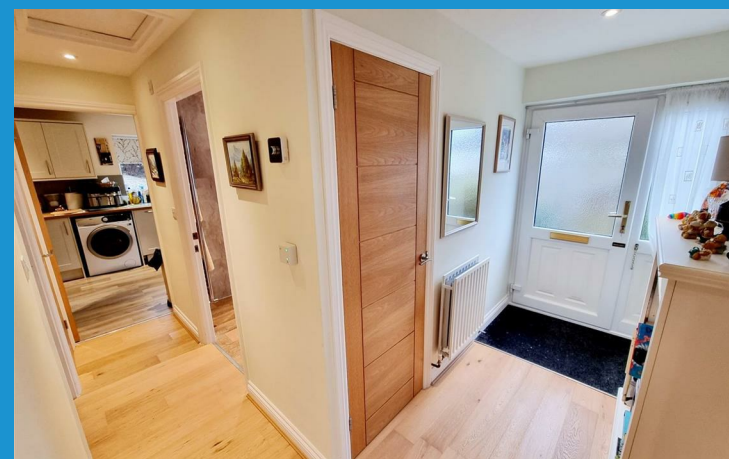




Hornapark Close
Lifton | Devon



Town • Country • Coast



Overlooking nearby Dartmoor National Park is this well presented 2 bedroom semi-detached bungalow on a quiet cul de sac position. The property has a refitted kitchen and modern shower room together with a detached garage, driveway and manageable gardens to the front and rear.

You enter into a hallway with doors to all accommodation and a useful built-in cupboard. The sitting/dining room is front aspect with a large picture window enjoying a fantastic view towards some of the tors on Dartmoor. The kitchen has a range of modern eye and base level units together with ample work surface space and a range of integrated appliances. There is a door out to the driveway and garage. The master bedroom is an exceptionally good size with ample space for a king size bed and associated bedroom furniture. Bedroom 2 is front aspect with a lovely view towards Dartmoor. Finally the shower room has been recently refitted by our vendor with a low threshold double shower enclosure with a matching W/C and sink.

In front of the property is a small area of lawn. Running down the side is a tarmac driveway for 2/3 vehicles in tandem. The driveway terminates in front of the detached single garage. The rear garden is fully enclosed and has been planted for low maintenance gardening in mind. The garden runs down the side and rear of the garage where the newly replaced bunded oil tank is found. There is tremendous scope to further improve the garden to a purchasers own taste and design.



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.

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Entrance Hallway

Living Room/Dining Room
 15'6" x 13'2" (4.73m x 4.02m)

Kitchen/Breakfast Room
 13'1" x 8'10" (4.00m x 2.71m)

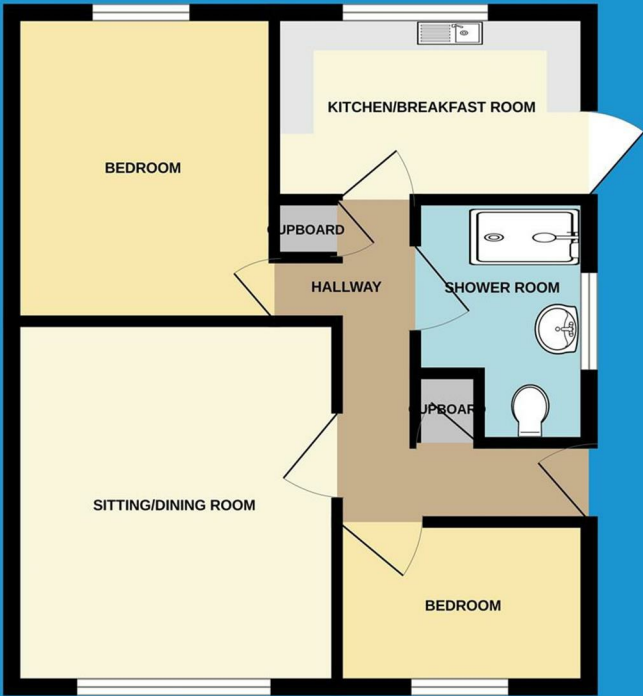
Bedroom 1
 14'4" x 10'2" (4.39m x 3.10m)

Bedroom 2
 10'2" x 8'0" (3.11m x 2.44m)

Shower Room
 8'0" x 7'3" (2.45m x 2.21m)

Garage
 17'5" x 9'2" (5.31m x 2.81m)

Services
 Mains electricity, water and drainage.
 Oil Fired Central Heating.
 Council Tax Band C.



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 



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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