



**Ulvik, North Lane, Tinhay,  
Lifton, Devon, PL16 0AL**

Guide Price £325,000 Freehold





## A link-detached bungalow in a desirable village location with no onward chain

- No Onward Chain
  - 4 Bedrooms
- Lounge/Dining Room
  - Kitchen
- Shower Room & Cloakroom
  - Garage
- Low Maintenance Gardens
  - EPC F & Council Tax D

**SITUATION** The property lies on the edge of the self-contained village of Lifton which has amenities such as post office/general store, church, doctors' surgery, thriving village hall, primary school and hotels and pubs within walking distance. Lifton Strawberry Fields and Farm Shop is 1 mile away.

The A30 can be accessed at Liftondown which links the Cathedral cities of Truro and Exeter. Launceston is 5 miles distant with a more comprehensive range of facilities including supermarkets, a leisure centre and 2 testing 18-hole golf courses.

The ancient town of Tavistock and beautiful Dartmoor National Park are 10 miles away and offer a range of outdoor pursuits, shopping facilities and gastro-pubs. Okehampton train station is 16 miles away linking to Exeter mainline railway station.

**DESCRIPTION** A link-detached, 1973 block-built bungalow with tiled interlocking roof, double glazing and cavity wall insulation. The property is offered to the market for the first time in 50 years and with no onward chain.

The accommodation is illustrated on the floorplan and briefly comprises: a glazed door into entrance hall with cloaks cupboard, door to rear garden and door into L-shaped lounge/dining room with a pair of windows to front aspect and feature wood burner set on stone hearth with back boiler.

Opening into the kitchen with range of base and wall units, laminated work surfaces, ceramic sink, 4-ring electric hob with extractor over, electric double oven with pan storage above and below, breakfast bar with stool recess beneath, appliance space for upright fridge/freezer, plumbing and appliance space for washing machine and glazed door leads to rear covered patio.



From the entrance hall, a door opens into the inner hall with doors to the bedrooms and bathroom. There are 2 single bedrooms, one with recessed wardrobes and one with a range of wall cabinets, and 2 double bedrooms, both with full height wardrobes and views over the adjacent lake. Bathroom comprising a walk-in shower, vanity unit with wash hand basin and low flush wc.

**OUTSIDE** To the front is a lawned area surrounded by beds of mature shrubs and plants with attractive stone walling to the front. The driveway provides off road parking and leads to the garage with metal up and over door and courtesy door to the rear garden.

A path leads along the side of the property. The rear gravelled garden area has well defined hedge and

fence boundaries, 3 raised vegetable beds, a timber shed and a covered patio area with outside tap.

**SERVICES** Mains water, mains drainage, mains electricity. Double glazed windows. Multi-fuel burner with back boiler for hot water, additional solar thermal panels and immersion heater. Broadband connected (visit Ofcom for more information). Mobile coverage: Visit Ofcom website. Full EPC available on request.

Please note the Agents have not inspected or tested these services.

**VIEWINGS** Strictly by prior appointment via the vendor's appointed Agents, David J Robinson Estate Agents and Auctioneers.

**DIRECTIONS** From the A30, exit at Liftondown towards Lifton. Pass Lifton Strawberry Fields farm shop and proceed into the village, passing Arundell Arms Hotel on left hand side. Continue for approx. 0.25 miles and, just prior to the village garage, turn left into North Lane. The property can be found on the right-hand side after a short distance, easily identified by the For Sale board.

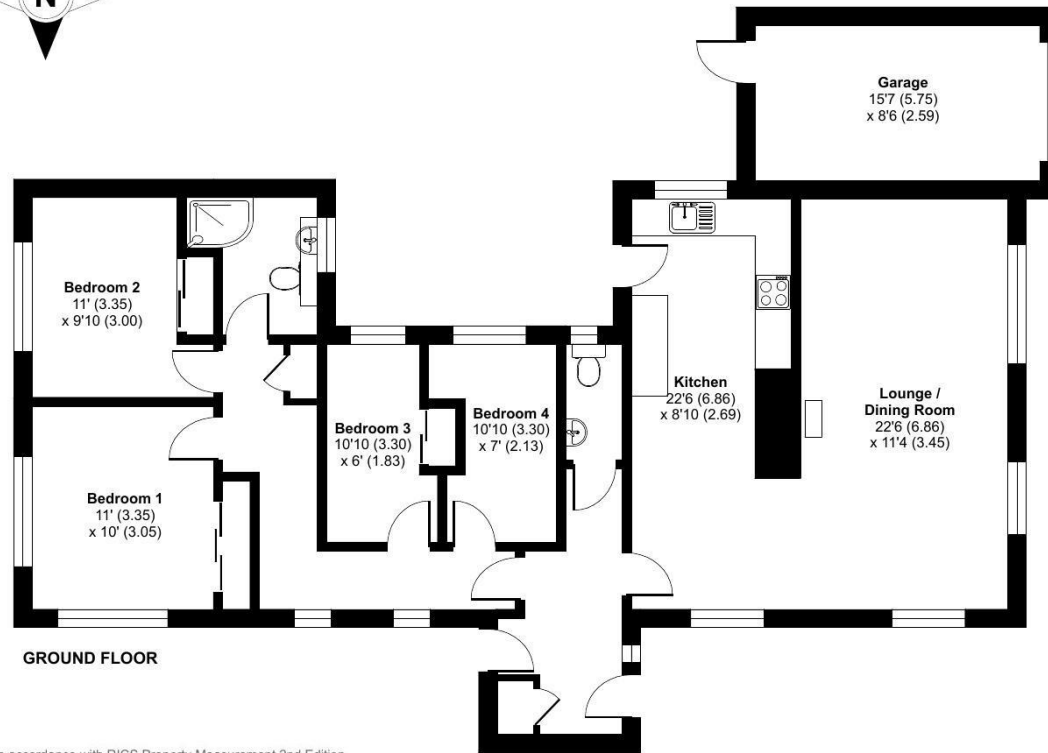
Sat Nav Postcode: PL16 0AL

What3Words: ///appetite.flown.factored



Approximate Area = 1250 sq ft / 116.1 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1215745

For more information or to arrange a viewing, please contact us:

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



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