



Farriers Way, Widegates

Fixed Price £67,500

PARKES & PEARN

Property Consultants • Estate & Letting Agents

THE PROPERTY

Exceptional shared ownership opportunity in a sought-after village, conveniently located near Liskeard, Looe, and the A38. This well-maintained home features an open-plan layout with a contemporary kitchen and lounge, two spacious double bedrooms, and a stylish family bathroom. The property also boasts air source heating, double glazing, private parking, and an enclosed rear garden—perfect for transforming into a gardener's paradise.

THE OUTSIDE

The rear garden's is an enclosed blank canvas space that's is open and ready to be transformed into a horticultural haven by a new owner. A sizeable area that could be made a secure safe environment for children and dogs, the rear garden with effort and attention could provide an area suitable for alfresco dining as well as being a spot to relax and unwind.

THE LOCATION

Situated within direct and easy reach of both the A38 dual carriageway and Looe, Farriers Way is well placed for access to the coast, moors and Plymouth.

Widegates, a nearby village hosts the well regarded and supported Tredinnick Farm Shop and Tea room selling quality local produce amongst most day to day grocery needs.

The famous fishing port of Looe offer sandy beaches, delightful coastal walks host a number of restaurants, retail outlets, bars, tourist attractions and further amenities including doctors, dentist surgeries, primary and secondary schools as a rail station that links Looe and Liskeard.

The market town of Liskeard is also nearby providing additional town centre facilities along with a retail park, supermarkets, leisure centre, community hospital and secondary and primary schools. The town benefits a main national rail line which provides the locality with direct access to Plymouth and westbound further into Cornwall.





FAQS

Services - Air source heating, Mains electricity, water and drainage.

Housing Association - Hastoe New Homes

Rental Share at 30% - £360.94 Per Month Approx.

Service Charge (Including Buildings Insurance) - £91.58 Per Month Approx.

Tenure - Leasehold (Awaiting Length)

Vendors plans - No onward chain

Builders Warranty - Awaiting Confirmation

Council Tax Band - Awaiting Confirmation

Agents Note: "We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website"

Agents Note - Minimum share is 30% and maximum shared is 80% Buyers must have a local connection to the county and will need to be approved by Local Authority. Interested parties will need to complete our online application form and have a financial assessment with TMP

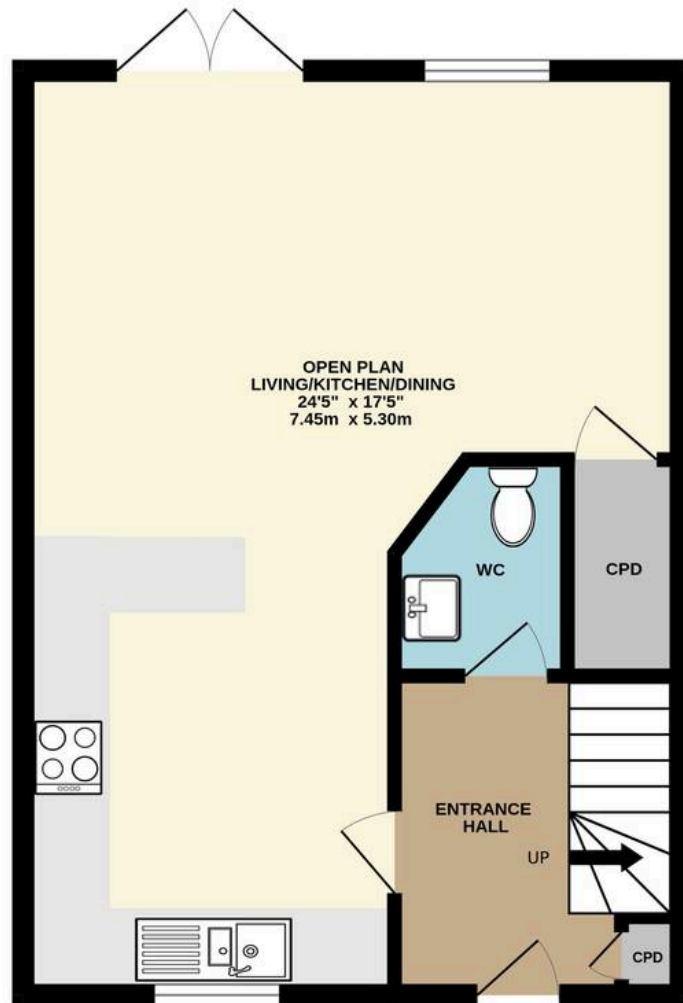
Council Tax band: TBD

Tenure: Leasehold

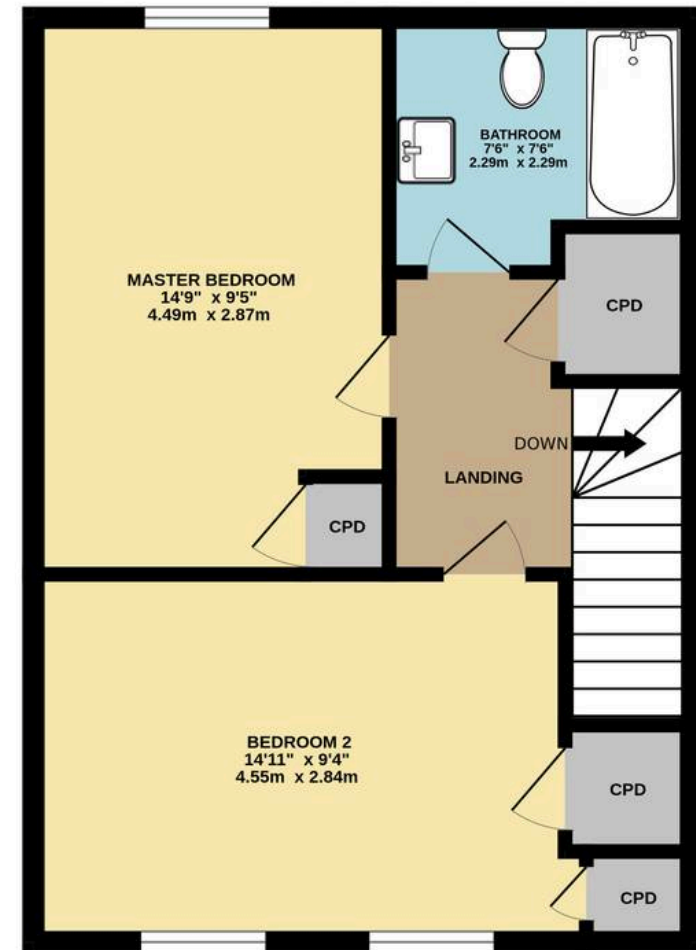
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Parkes and Pearn Property Consultants

Parkes & Pearn Estate Agents, 13 Bay Tree Hill - PL14 4BG

01579 343633 • sales@parkesandpearn.co.uk • www.parkesandpearn.co.uk/