



Woodlands Caradon View, St. Cleer

In Excess of £325,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents

THE PROPERTY

Situated in the picturesque village of St. Cleer, this charming 3-bedroom detached bungalow on Caradon View offers a fantastic opportunity for those looking for a comfortable and versatile family home. With the added benefit of no upward chain, this property is ready to welcome its new owners.

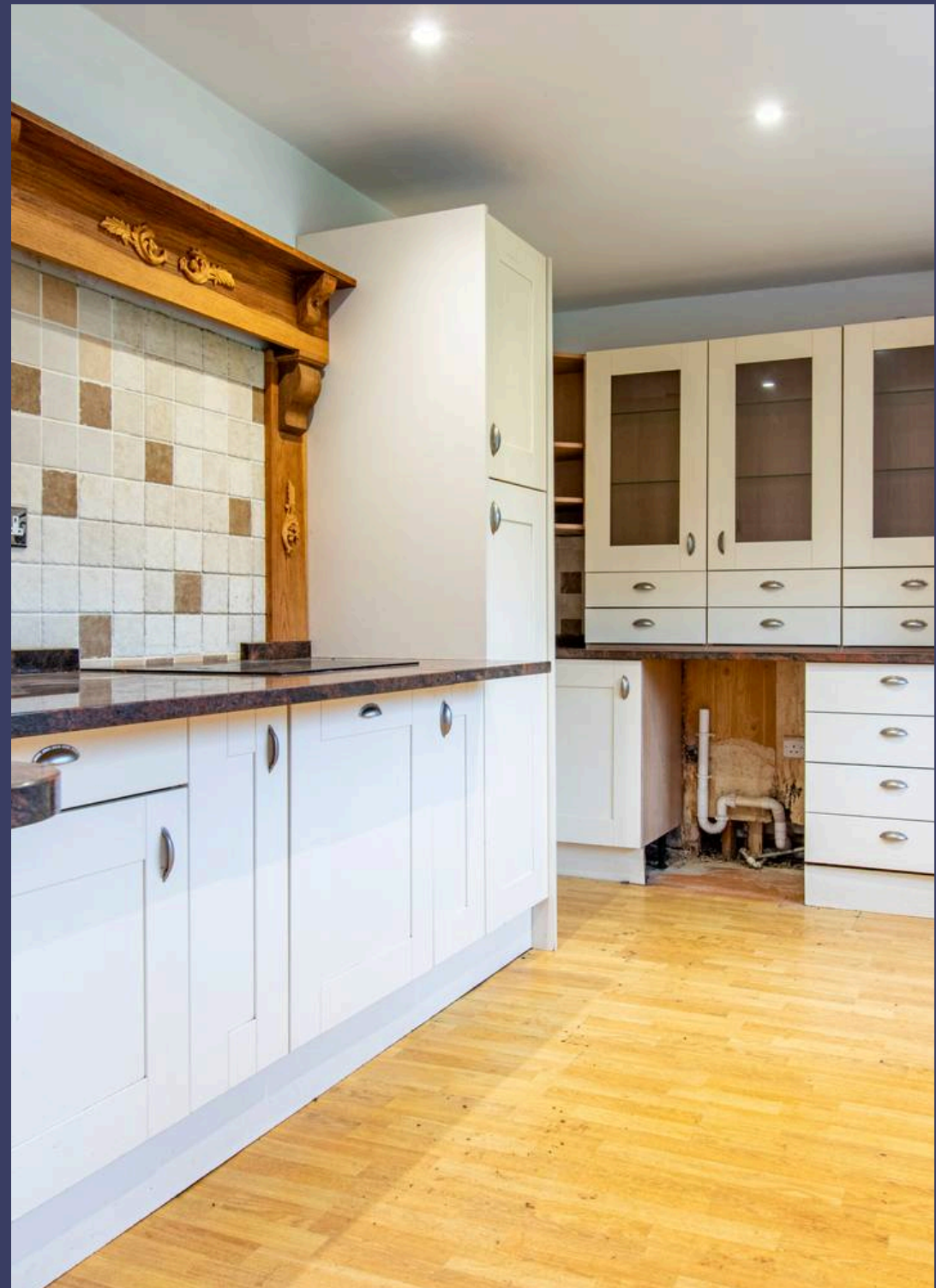
The thoughtfully designed interior features a spacious and contemporary open-plan kitchen, lounge, and dining area—ideal for modern family living and entertaining alike. Three generously sized bedrooms ensure plenty of space for family or guests, while the stylish 4-piece family bathroom brings a touch of luxury to everyday life.

THE OUTSIDE

The exterior of this property is just as captivating, boasting a spacious child and dog friendly rear garden that provides a private sanctuary for relaxation and outdoor enjoyment. At the front, a driveway and garage offer secure off-street parking, combining practicality with charm to enhance the home's overall appeal.

THE LOCATION

Nestled in the idyllic village of St. Cleer, this bungalow enjoys an enviable location just a short walk from the local church and pub, ideal for embracing the village's vibrant community spirit. For broader amenities, Liskeard town centre is only a 5-minute drive away, offering a variety of shops, services, and convenient train links to Plymouth and Penzance.





FAQS

Tenure - Freehold

Vendors position - No onward chain

Services - Mains water, electricity, drainage. Private heating - Oil

Council Tax Band -D

Sat Nav Reference - PL14 5DW

Agents Note - Please note that offers from purchasers using a mortgage will only be accepted if their lender is listed below, please refer to the agent for further details

Approved Lenders:

- Residential Mortgages: HSBC, Santander, Nationwide, Barclays, Darlington, Yorkshire, Accord, Mortgage Works, Buckinghamshire Building Society, Leeds Building Society
 - Buy-to-Let Mortgages: Barclays, Landbay, Mortgage Works
- 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"

Directions

From Liskeard take the St Cleer Road (B3254). After approximately 1/2 a mile, bear left for St Cleer. Stay on this road until you cross a cattle grid and proceed into the village, passing the Farm Shop, pub and church. Take the right turn into Caradon View and follow the bend to the right, where the property can then be found on the right identified by the Parkes & Pearn 'For Sale' sign

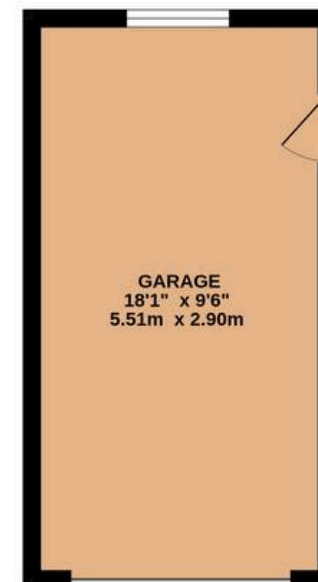
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GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.



GARAGE
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.8 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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