



2 Ivey Cottages, Liskeard

Guide Price £140,000

PARKES & PEARN

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THE PROPERTY

Positioned within Liskeard town centre, this two bedroom semi-detached cottage is ideally positioned for local shops, schools and Liskeard train station.

The accommodation comprises an open kitchen/dining room, with space for a freestanding appliances, which leads into the living room with an eye-catching woodburner. Upstairs, there is an impressive master bedroom, a second bedroom which would be ideal as a work from home space or cot room which are complimented by a shower room.

The property benefits from gas central heating and double glazing.

THE OUTSIDE

Externally, there is versatile outside space which could be used as parking or a courtyard garden.

THE LOCATION

Ivey Cottages is conveniently placed and within easy access of Liskeard town centre, a bus route and within half a mile of Liskeard's main national rail line connection.

Catering for most day to day needs Liskeard offer's facilities to include doctors, dentist and veterinary surgeries, retail outlets, Leisure Centre as well as a community hospital. Regarded for being easily accessible, aside from the rail network the A38 dual carriageway connecting the area to Devon and westbound further into Cornwall is located on the edge of the town.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





FAQS

Services - Mains electricity, gas, water and drainage

Tenure - Freehold

Satnav Reference - PL14 3JN

Council Tax Band - TBC

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 town centre, proceed along Barras St(B3254), passing Webbs House on the right. At the roundabout take the second exit and proceed down Pound St and take the first right where the cottage can be found on the right hand side.

What3words///moving.willpower.scenes



GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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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