



19 Pippin Avenue, Liskeard

Guide Price £310,000 to £320,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents



Guide Price £310,000 - £320,000. Three-bed detached home in sought-after development. Stylish, modern living with kitchen/diner, lounge, garden, garage, and driveway. Ideal location in Liskeard with amenities nearby. Peaceful cottage-style garden perfect for outdoor dining and relaxation.

THE PROPERTY

This attractive three-bedroom detached home is set within a sought-after development and provides stylish, low-maintenance modern living. The accommodation includes a well-equipped kitchen/diner, separate utility room, ground floor cloakroom, spacious lounge, family bathroom, and an en-suite to the master bedroom.

Finished in neutral tones throughout, the property is light and inviting, further benefiting from gas central heating, double glazing, an enclosed rear garden ideal for outdoor dining, plus a garage and driveway parking.

THE OUTSIDE

The property is complemented by a delightful enclosed cottage-style rear garden, offering both privacy and charm. A paved patio seating area provides the ideal spot for al fresco dining or simply unwinding on a sunny day.

The garden is mainly laid to lawn, interspersed with a variety of colourful plants and established shrubs, creating year-round interest and a welcoming outdoor retreat. The garage is located en bloc, conveniently situated adjacent to the property, with further parking available in front.

THE LOCATION

Trevethan Meadows is a desirable modern developed located on the edge of Liskeard a thriving market town located only 7 miles from the South Coast of Cornwall with its sandy beaches and within easy reach of Bodmin Moor.

Providing everyday town centre facilities on the doorstep, Liskeard also benefits from having a retail park, supermarkets, leisure centre with swimming pool, squash and tennis courts, a community hospital and both primary and secondary schools.

A mainline railway station in walking distance of the town centre has branch lines to Plymouth and the nearby famous fishing port of Looe. Also, the A38 dual carriageway is easily accessible with direct access into Devon and westbound further into Cornwall.

FAQS

Garden Aspect - West

Tenure - Leasehold - lease term 993 years (approx)
Freehold is in the process of being purchased by the Vendor.

Council Tax Band – C

Satnav Reference – PL14 3FU

Vendors position – Relocating

Services - Mains Gas, Electricity, Water and drainage.

Development Service Charge - £240 approx annum.

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 and at the mini roundabout bear left onto Greenbank Rd (B3254). At the next roundabout take the second exit for Callington, and at the following roundabout take the first exit onto Trevethan Meadows and take the second right into Pippin Avenue. Continue on this road where the property can be found, pass the turning for Tom Putt Mews, on the left hand side.

what3words:///exactly.valuables.inform



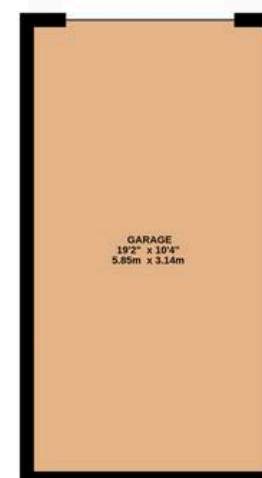
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



GARAGE
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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