



1 Humphreys Close, St. Cleer

In Excess of £325,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents



## THE PROPERTY

This bright and generously proportioned bungalow occupies a prominent corner plot. To the front, a block-paved driveway provides ample off-road parking for multiple vehicles.

The entrance hall gives access to the lounge, bedrooms, and family bathroom. The principal bedroom benefits from a stylish en-suite wet room with contemporary fittings, while the second bedroom features French doors opening onto the rear garden and a fitted wardrobe. A third bedroom enjoys dual-aspect windows, creating a light-filled space, and also includes a built-in wardrobe.

The spacious dual-aspect lounge/dining room flows seamlessly into the kitchen, which is fitted with an extensive range of wall and base units, integrated appliances, and enjoys double-aspect windows. A separate utility room provides additional storage and space for both a washing machine and tumble dryer.

## THE OUTSIDE

The property enjoys the advantage of off-street parking, while the rear garden is designed to be of low maintenance and enhanced by a private decking area, perfect for outdoor dining and entertaining. The gardens extend to the side of the bungalow, where a spacious shed offers excellent storage. To the rear, the garden boasts lovely views across the moor, while the side garden, also laid to lawn, is home to two mature and productive apple trees at the far end.

## THE LOCATION

Nestled on the fringes of Bodmin Moor, the charming village of St Cleer beckons with its scenic moorland setting, offering splendid opportunities for walking, horse riding, and exploration of renowned Heritage sites.

The village itself boasts essential amenities, including a Parish Church, a welcoming public house, an MOT servicing garage and a highly regarded primary school with an accompanying pre-school. Just a stone's throw away, Siblyback Lake Country Park opens its doors to a variety of watersports and outdoor activities.

For additional conveniences, the nearby market town of Liskeard, a mere 3 miles away, offers a plethora of everyday town centre facilities. This includes a retail park, a food supermarket, a leisure centre, a community hospital, and both primary and secondary schools. The easy accessibility to the A38 dual carriageway provides a direct route to Plymouth, Devon, and opens westbound routes further into the picturesque landscapes of Cornwall.

Council Tax band: C

Tenure: Freehold







## FAQS

Services - Mains water, electricity and drainage. Private heating (LPG)

Vendors plans - No onward chain.

Tenure - Freehold

Garden aspect - East

Council Tax Band - tbc

SATNAV Reference - PL14 5DP

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.

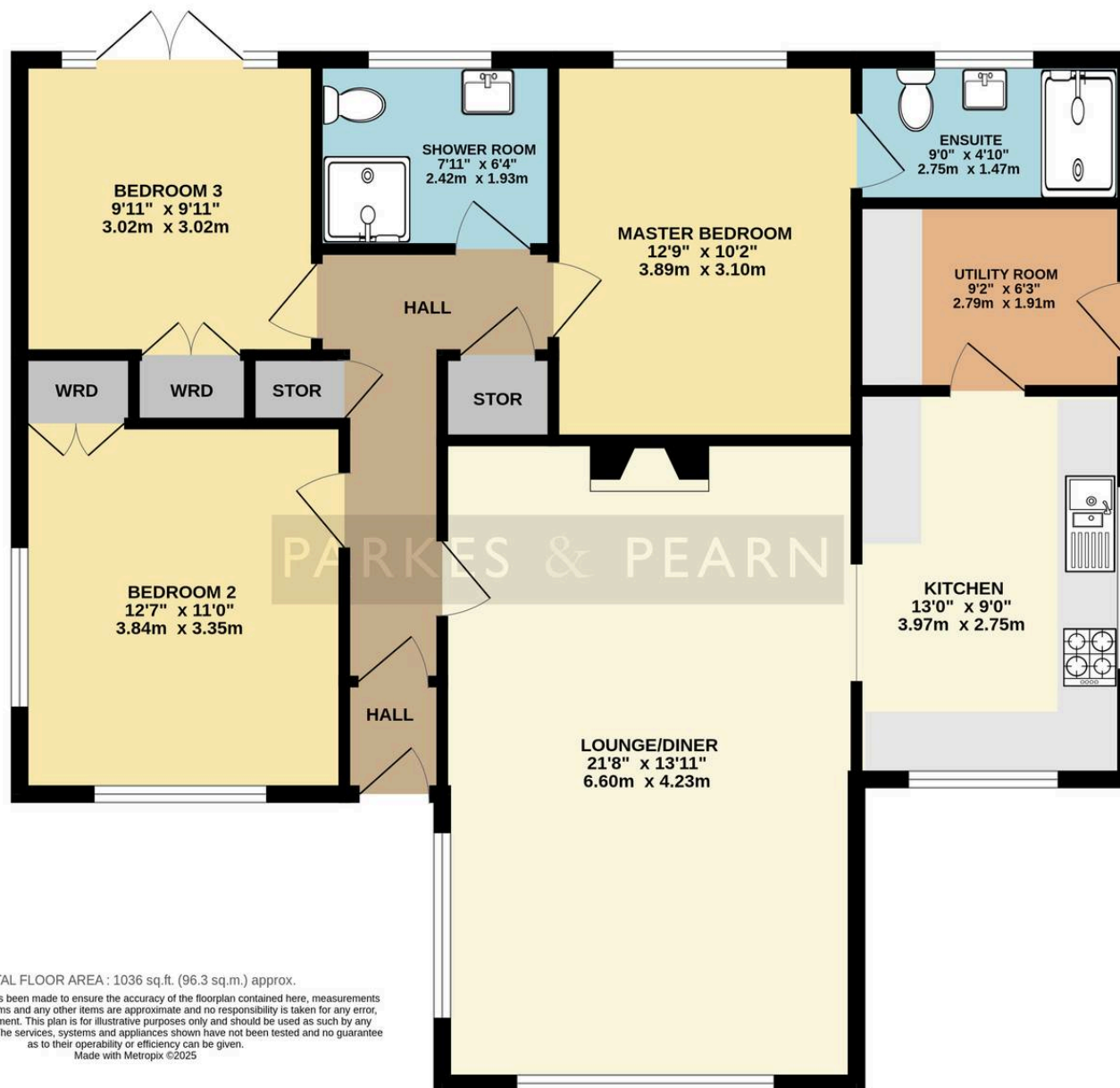
## DIRECTIONS

From Liskeard take 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. Passing St Cleer motors on the right-hand side, and continue into the village passing the church on the right take the next turning left into Humphreys Close where the property can be found on the left.

WHAT3WORDS///yummy.render.iteration



GROUND FLOOR  
1036 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 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

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