



22 Carlton Way, Liskeard

Guide Price £200,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents



## THE PROPERTY

Built in 2015 and presented in immaculate condition this home offers low maintenance living. Upon entering the property, you are greeted with an entrance hallway, with a staircase rising to the first floor and access to an open plan kitchen lounge and downstairs cloakroom.

The first-floor accommodation comprises two double bedrooms one of which benefits far reaching rural views and a family bathroom.

Warmed by gas central heating, the property has features double glazing, a well-tended enclosed rear garden, and a separate single garage.

## THE OUTSIDE

The enclosed rear garden is laid to lawn and offers a blank canvas to those who are green-fingered. There is a gate to the rear which provides access to the garage.

Child and dog friendly this garden is great space for alfresco dining.

## THE LOCATION

Trevethan Meadows is a desirable modern development located on the edge of Liskeard. A former 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 within walking distance of the town centre has branch lines to Plymouth and the nearby famous fishing port of Looe. The A38 dual carriageway is easily accessible connecting the area to Devon and westbound further into Cornwall.







## FAQS

Sellers Movement - Chain Free

Tenure – Freehold

Garden Aspect - East

Built In - 2015

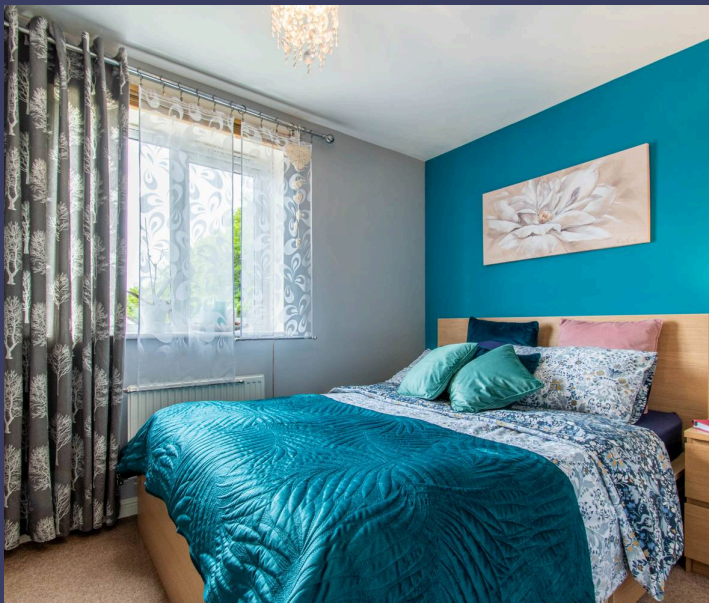
Services - Mains Gas, Electricity and Water

Development Maintenance Charge - £180 per annum (approx.)

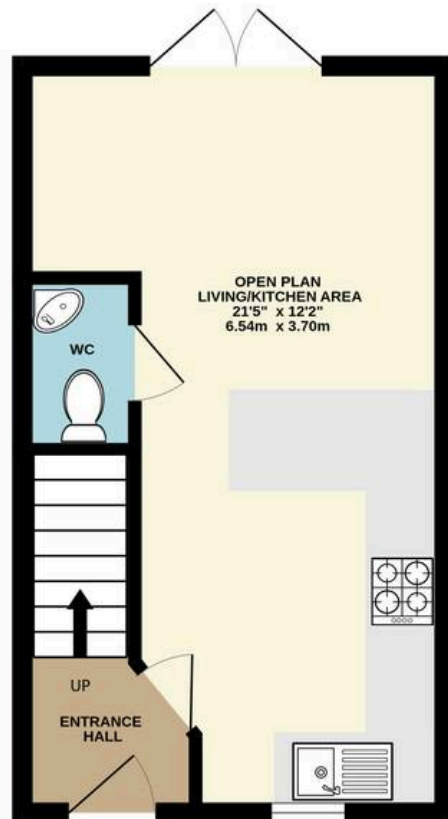
## DIRECTIONS

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 into Trevethan Meadows. Proceed along the main access road Carlton Way where the property can be found on the right.

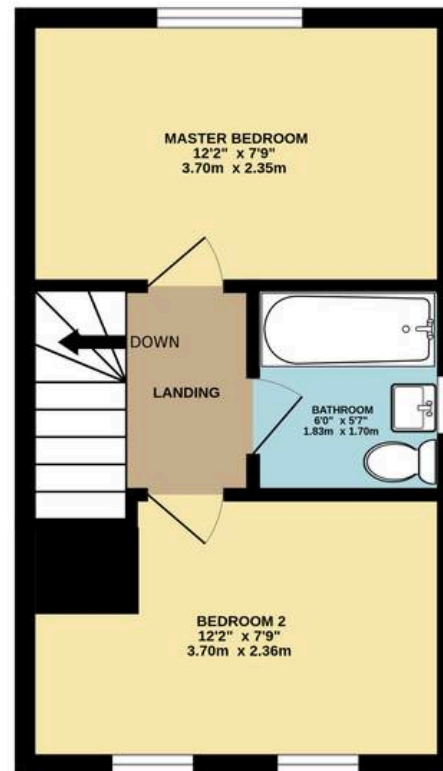
what3words ///pushes.part.distanced



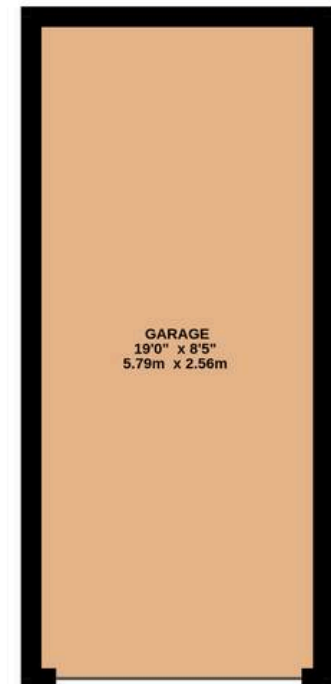
GROUND FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



1ST FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



GARAGE  
160 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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.

Made with Metropix ©2023





## Parkes and Pearn Property Consultants

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

01579 343633 • [sales@parkesandpearn.co.uk](mailto:sales@parkesandpearn.co.uk) • [www.parkesandpearn.co.uk/](http://www.parkesandpearn.co.uk/)