



Fairlight Plymouth Road, Liskeard

Guide Price £120,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents

Modern two-bedroom ground floor apartment close to Liskeard town centre. Currently let under a fixed tenancy until January 2027, generating a strong 10% yield. Ideal turnkey investment with parking and storage.

#### THE PROPERTY

This well-presented ground floor apartment offers modern, low-maintenance living and an immediate income stream for investors. The open-plan kitchen and living area provides a bright and sociable space, with contemporary units, integrated appliances, and a breakfast bar.

There are two bedrooms, including a well-sized master and a versatile second bedroom suitable for guests or home office use. The bathroom features a white suite with an electric shower over the bath.

The property benefits from uPVC double glazing, electric heating, communal parking, and a separate storage room ideal for bikes or seasonal items. Currently rented under a fixed contract until January 2027, the apartment delivers a reliable 10% rental yield, making it an attractive addition to any portfolio.

#### THE LOCATION

Situated within walking distance of Liskeard town centre, the apartment enjoys excellent access to shops, supermarkets, cafés, schools, and leisure facilities. Liskeard offers strong transport links, including a mainline railway station with services to London Paddington and branch lines to Looe.

The A38 provides easy road access into Devon and further into Cornwall, while the South Coast's sandy beaches and Bodmin Moor's walking routes are both within easy reach. This convenient and well-connected location makes the property appealing to both residents and long-term tenants.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





## FAQs

Service Charges - Management Fees £55 PCM and no ground rent - Liskeard Property Management.

Lease length - 965 years remaining

Services - Mains gas, water, drainage and electricity

Council Tax Band - A

Tenure - Leasehold

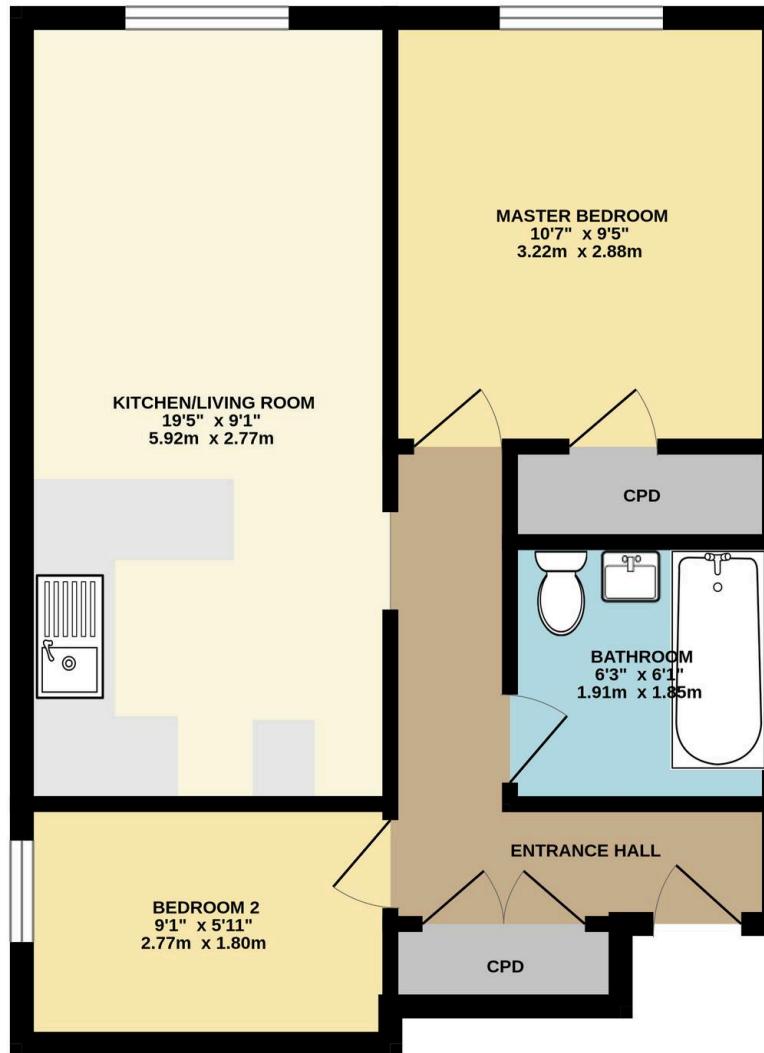
Agents Note - We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website.

## DIRECTIONS

Postcode - PL14 3PB

What3Words //blinks.sunbeam.mats

GROUND FLOOR  
0 sq.ft. (0.0 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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