



Varley Lane
Liskeard
PL14 4AP

Price Guide £185,000

- Character Features
- Two Double Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Parking Space



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 828.82 sq ft



Wooden panel door with leaded patterned half glazing to

PORCH:

glazed on two sides. Polycarbonate roof. Terracotta tiled floor with granite step to stripped timber panel door leading to:

SITTING ROOM:

13'7 max x 12'2 (4.14m max x 3.71m)
uPVC double glazed window with deep sill to front. Feature stone chimney breast with wooden lintel, at present not in use, with granite hearth. Wooden shelving to chimney breast recesses. Radiator with thermostatic controls. TV aerial socket and telephone point. Stripped part glazed panel door to:

DINING ROOM:

10'1" x 8'0" plus stairwell (3.07m x 2.44m plus stairwell)
Stairs to first floor with storage cupboard under. Radiator with thermostatic control. Part glazed panel door to:

KITCHEN:

13'10" x 8'10" (4.22m x 2.69m)
Half glazed uPVC door to rear. uPVC window with deep tiled sill to rear. Range of drawer and base units under contrasting rolled-edge working surface with inset stainless steel sink unit. Four ring gas hob with built in electric oven under and stainless steel extractor hood with light over. Tiled splashbacks. Matching eye level cupboards with concealed lighting. Space under and plumbing for washing machine and dishwasher. Breakfast bar with cupboards under. Cupboard housing Ideal gas fired combination boiler which provides hot water and central heating to radiators. Further built in pantry cupboard with shelving. Space for upright fridge/freezer. Inset ceiling lights. Radiator with thermostatic control.

From the Dining Room, stairs rise to the

FIRST FLOOR LANDING:

Access to loft space. Electric meter and fuse boxes. Storage cupboard over the stairwell. Doors off

BEDROOM ONE:

12'3" x 10'4" (3.73m x 3.15m)

uPVC double glazed window with deep sill to front. Radiator with thermostatic control. TV aerial socket and telephone point.

BATHROOM:

6'7" x 6'3" (2.01m x 1.91m)

Modern suite comprising spa bath with tiled side panel and surround. Separate shower cubicle with fully tiled surround and glass door. Circular freestanding wash basin on wood plinth. Low level WC. Chrome ladder effect radiator. Inset ceiling lights.

BEDROOM TWO:

13'9" x 9'2" (4.19m x 2.79m)

uPVC windows overlooking the rear with far reaching views over the town and countryside beyond. Radiator with thermostatic control. TV aerial socket and telephone point. Access to loft space.

FRONT:

To the front elevation shared wrought iron hand gate and path gives access to front garden which is low maintenance slabs and gravel.

REAR:

To the rear a pedestrian access serves the terrace.

Rear garden accessed by timber gate, garden area bounded on all sides by timber fencing. Decking area leads onto a gravel pathway and area of lawn with flower borders, delightful sunny spot.

To the rear of the garden is a access to a parking space, this is also accessed via the service access road for vehicular access.

SERVICES:

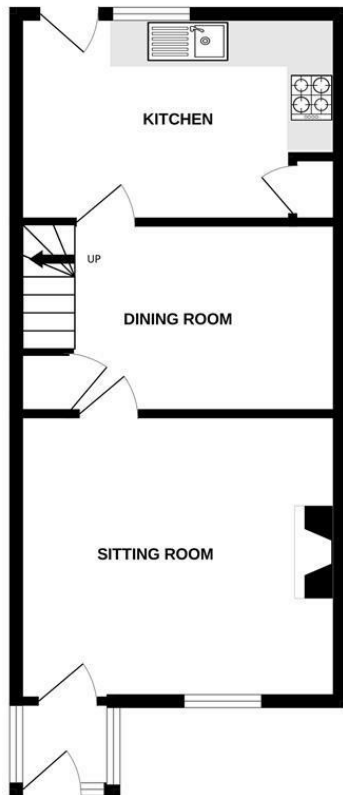
Mains drainage, electricity, gas and water.

COUNCIL TAX:

Band B - As verified by the vendor.



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

Sat Nav: PL14 4AP What3Words: [///inefficient.fuss.global](https://inefficient.fuss.global)

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Valuation Request

