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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

34 TREVANION ROAD, LISKEARD, PL14 3QN

£285,000





A semi-detached town house with generous gardens, in an established and sought after residential setting within walking distance of the town centre. About 1106 sq ft, 16' Sitting Room, 16' Kitchen/Dining Room, 3 Bedrooms, Bath/Shower Room, Driveway Parking, Garage.

TOWN CENTRE 0.75 MILE, RAILWAY STATION 1.5 MILES, LOOE 9 MILES, PLYMOUTH 19 MILES, TRURO 36 MILES

LOCATION

Trevanion Road is a prized and established residential area of houses and bungalows on generous plots. This is a convenient location being about 0.75 mile from the town centre or 1.5 miles to the mainline railway station, this combined with straightforward access to the A38 enables an easy commute to the major cities of Plymouth, Truro and Exeter.

The ancient stannary town of Liskeard with its notable town centre architecture, offers the usual amenities including a hospital together with a range of shopping, educational and recreational facilities. The town of Saltash (12 miles) has a Waitrose store on its northern outskirts and long frontage to the tidal River Tamar with moorings (subject to availability) and a public slipway. Golf is available at Bindown, near Looe, also with a spectacular waterside course at Portwrinkle and at St Mellion International Resort with its leisure facilities.

The wide expanse and beaches of Whitsand Bay are within easy driving distance, providing opportunities for boating, sea fishing and other water sports. The City of Plymouth has an excellent shopping centre set against the historic waterside areas of The Barbican and Hoe.

In addition the southern foothills of Bodmin Moor and many places of immense natural beauty and historical interest lie a short distance away providing boundless leisure opportunities.



DESCRIPTION

34 Trevanion Road comprises a well presented semi-detached house offering spacious family accommodation over three floors. The property is set into the contour and enjoys garden access at both ground and first floor levels. The property benefits from mains gas central heating together with full double glazing and also has an open fire in the sitting room.

The accommodation extends to about 1106 sq ft and briefly comprises - GROUND FLOOR - Canopy Entrance to Reception Hall - Integral Garage with store/potential laundry room off - FIRST FLOOR - 16' Kitchen/Dining Room with Belling Range and french doors to the rear garden - 16' Sitting Room with bay window with views and open fireplace with decorative inset and Sandstone surround - SECOND FLOOR - 3 Bedrooms (2 Doubles and 1 Single) - Family Bath/shower Room.

OUTSIDE

A private drive provides parking for 2/3 cars and leading to the Garage with store/potential laundry off.

The wide and deep plot has a front garden which is laid to lawn with shrub and flower beds, the rear garden is enclosed with a patio and lawn and established hedging providing a secluded environment with observable wildlife.

EPC RATING - D, COUNCIL TAX BAND - C

Services - Mains water, electricity, drainage and gas. Fibre to the property.

DIRECTIONS

Using Sat Nav - Postcode PL14 3QN



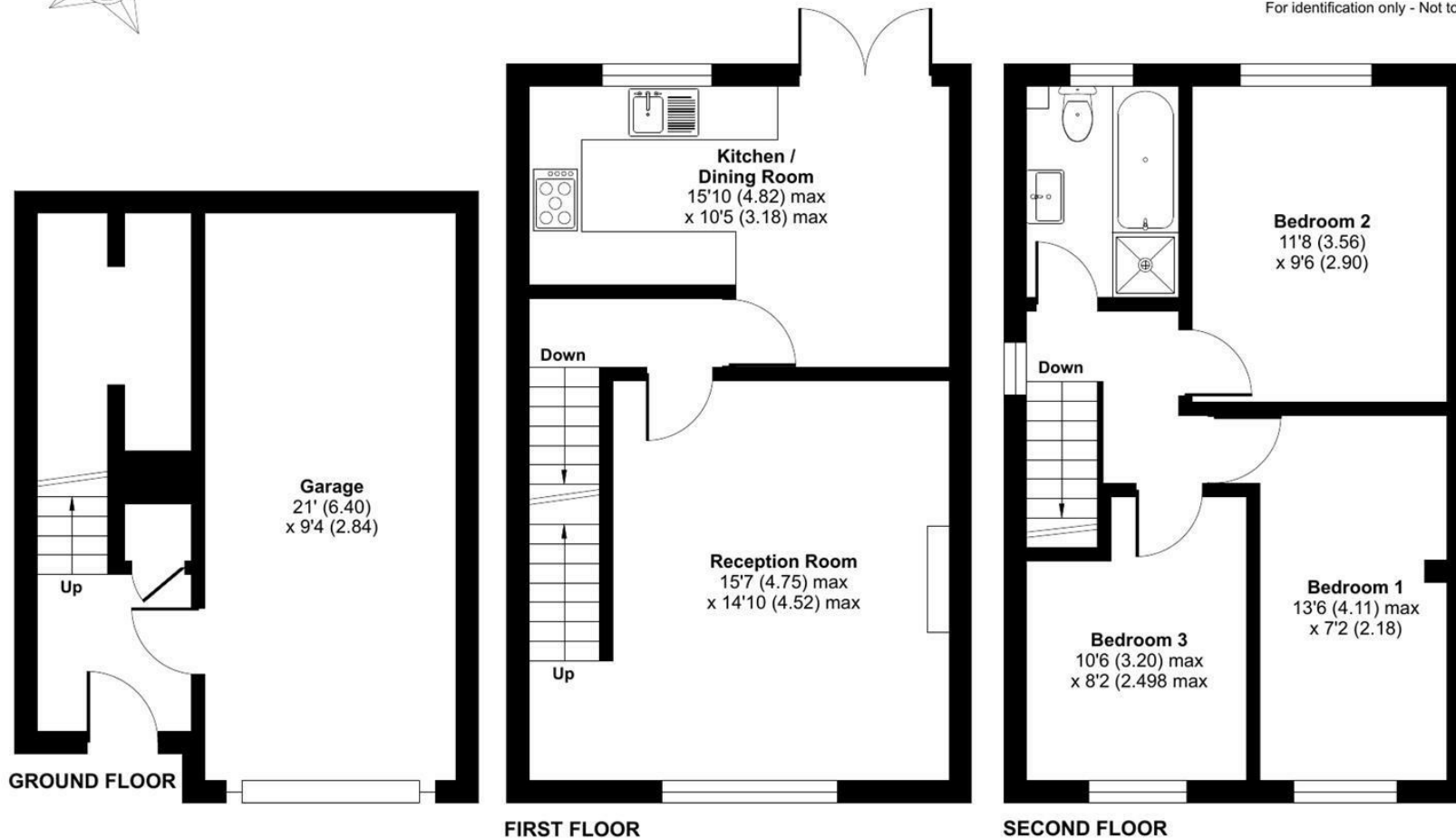




Trevanion Road, Liskeard, PL14

Approximate Area = 910 sq ft / 84.5 sq m
Garage = 196 sq ft / 18.2 sq m
Total = 1106 sq ft / 102.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Scott Parry Associates. REF: 1135545

These particulars should not be relied upon.