

SCOTT
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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

43 HIGHWOOD PARK, DOBWALLS, LISKEARD, PL14 6LJ

PRICE GUIDE £285,000





A spacious semi-detached house of generous proportions and in an established residential setting, presented to a modern standard and with south facing garden. About 1240 sq ft, 24' Sitting/Dining Room, 14' Kitchen/Breakfast Room, 4 Double Bedrooms (1 Ensuite), Bath/Shower Room, Driveway Parking, Enclosed Rear Garden.

LISKEARD 3 MILES, WHITSAND BAY 14 MILES,
PLYMOUTH 23 MILES

LOCATION

The property is situated with convenient access to the A38 and the amenities of Dobwalls and Liskeard. Dobwalls has the usual village facilities including shop/post office, public house, church and primary school. Market town facilities can be found in Liskeard including a wide range of shopping, educational and recreational facilities together with a sports centre and mainline railway station (Plymouth to London Paddington 3 hours).

The city of Plymouth lies within commuting distance where there is also excellent shopping facilities and a car ferry providing a regular service to France and Northern Spain. The beautiful South Cornish coastline lies approximately 11 miles distant. Golf is available at Bindown, near Looe, and also the spectacular waterside course at Portwrinkle together with the internationally renowned course at St Mellion with its additional leisure facilities. Boating, sea fishing and other watersports are available all along the South Cornish coast.



The surrounding beautiful countryside of South East Cornwall provides further leisure opportunities and, indeed, there are a wide network of footpaths in the nearby West Looe River Valley.

DESCRIPTION

43 Highwood Park comprises a semi-detached in a popular and well established residential setting only a short walk from the village amenities.

The property will be found to be well presented and benefits from mains gas central heating and full double glazing. There is a ground floor bedroom (converted from the garage) which could serve as a further reception room or studio/work from home space. The rear has a sunny south aspect.

The accommodation extends to about 1240 sq ft and briefly comprises - GROUND FLOOR - Porch - Reception Hall - Dual Aspect 24' Sitting/Dining Room with media wall - 14' Kitchen/Breakfast Room - 12' Bedroom or Second Sitting Room - FIRST FLOOR - Principal Bedroom with Ensuite Shower/WC - 2 Further Double Bedrooms - Family Bath/Shower Room.

OUTSIDE

Driveway parking. Enclosed rear garden with a sunny south aspect and benefitting from a decked terrace, lawn, patio, wildlife pond and shed.

EPC RATING - C, COUNCIL TAX BAND - B

SERVICES - Mains water, electricity, drainage and gas.

Broadband - Superfast Fibre Broadband. Mobile coverage - likely.

DIRECTIONS

Using Sat Nav - Postcode PL14 6LJ



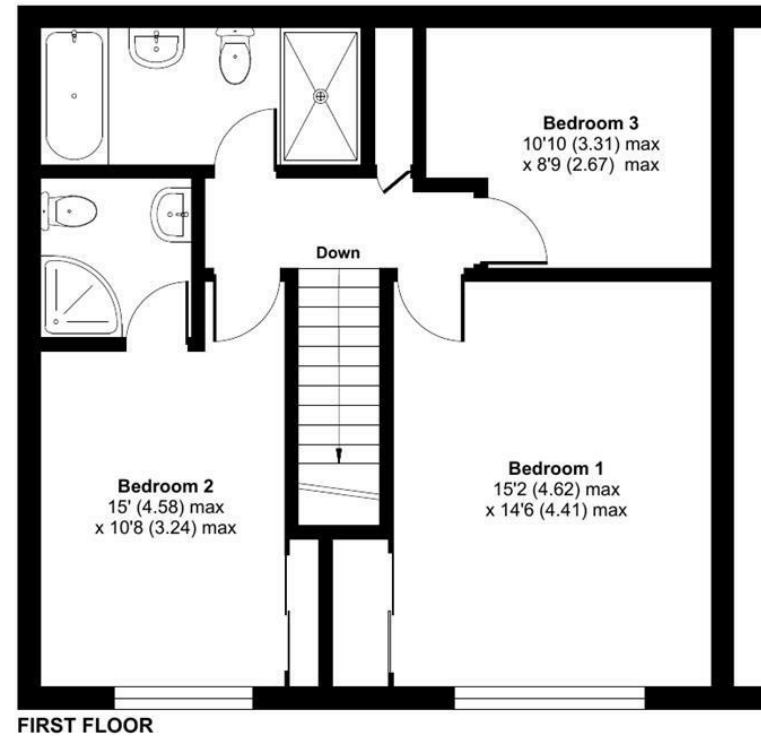
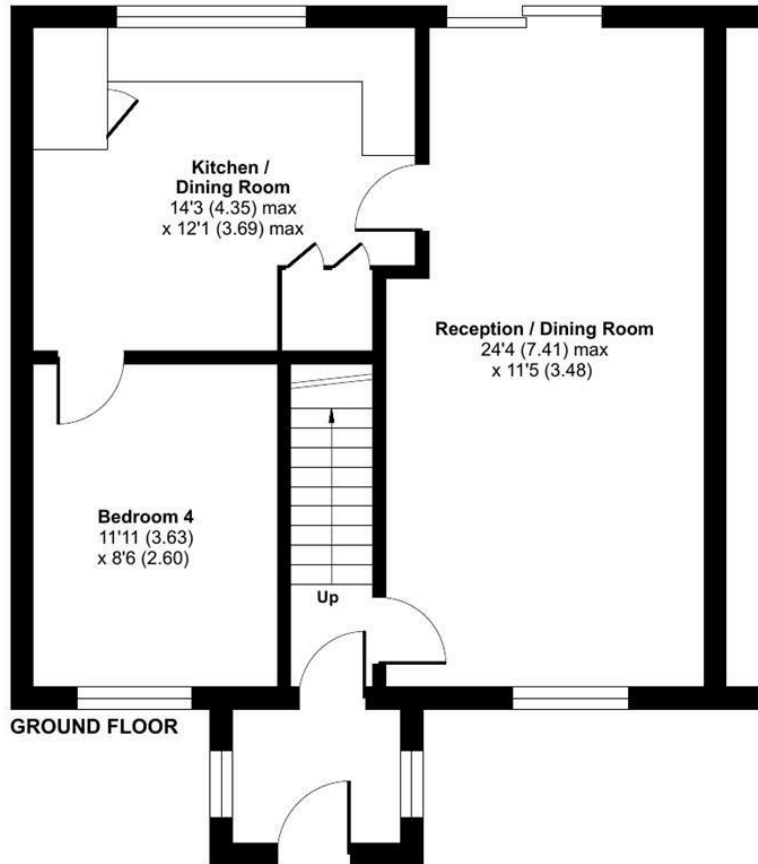




Highwood Park, Dobwalls, Liskeard, PL14

Approximate Area = 1240 sq ft / 115.1 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: 1162427

These particulars should not be relied upon.