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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

7 TOLLGATE CLOSE, LISKEARD, PL14 4TE

PRICE GUIDE £225,000





A well presented semi-detached house in a prized residential setting and benefitting from an enclosed south west facing garden. About 684 sq ft, Sitting Room, Kitchen/Dining Room, 2 Double Bedrooms, Shower Room/WC, Parking, Garden.

TOWN CENTRE 0.75 MILE, RAILWAY STATION 150 YARDS, LOOE 9 MILES, PLYMOUTH 19 MILES, TRURO 36 MILES

LOCATION

7 Tollgate Close is in a well established and popular residential setting, close to open countryside on the south west side of the town. .

This is a convenient location being about 0.75 mile from the town centre and about 150 yards 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 it's 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 (13 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

7 Tollgate Close comprises a semi-detached house on a small and sought after residential estate of similar properties. The property will be found to be well presented and benefits from full double glazing and mains gas central heating.

The accommodation extends to about 684 sq ft and briefly comprises - GROUND FLOOR - Canopy Porch - Reception Hall - 14' Sitting Room - 15' Kitchen/Dining Room with door to rear garden - FIRST FLOOR - 2 Double Bedrooms - Shower Room/WC.

OUTSIDE

A private brick paved driveway provides level parking for two cars. The walled rear garden provides a secure environment with a fine south west aspect and a paved patio area has an electrically operated awning providing shade and shelter.

EPC RATING - C, COUNCIL TAX BAND - B

SERVICES - Mains water, electricity, drainage and gas.

Broadband - Ultrafast available. Mobile Coverage - Indoor - Limited/Likely, Outdoor - Likely.

DIRECTIONS

Using Sat Nav - Postcode PL14 4TE



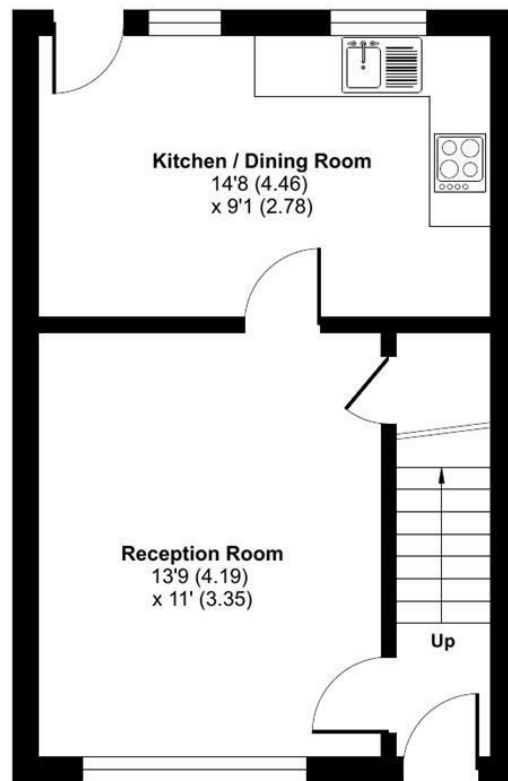




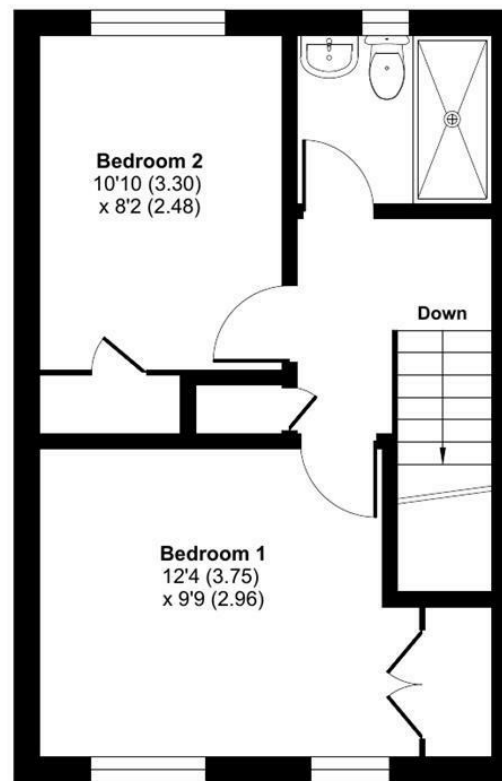
Tollgate Close, Liskeard, PL14

Approximate Area = 684 sq ft / 63.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1283773

These particulars should not be relied upon.