



Guide Price £165,000 - Freehold  
11 Liskeard Road, Callington

**DOWSON**nott  
ESTATE AGENTS



This charming mid - terrace traditional cottage, which over a period of time has been fully refurbished to a high and tasteful standard. The accommodation comprises a large character sitting/dining room with two exposed fireplaces, fitted kitchen with integral oven and hob, rear utility lobby and bathroom on the ground floor, with small landing and two bedrooms (master en – suite shower room) on the first floor. The windows are uPVC double glazed, with attractive wood grain frames to the front elevation, and white frames to the rear. The accommodation is centrally heated by mains gas.

Outside, there is a small and enclosed utility yard at the rear, together with a further utility space offering a small seating area or position for garden shed. Internal viewing is highly recommended. NO ONWARD CHAIN.



#### Entrance

Wood grain effect pannled and glazed Upvc door leading into:-

#### Lounge 11'4" (3.45m) x 10'5" (3.18m)

Front aspect uPVC double glazed window with exposed original wood panelling and window seat beneath. Granite exposed full height Inglenook feature fireplace with wooden mantle. Oak built-in cupboards to recess where the gas meter and electricity consumer unit can be found. Ornamental exposed beam ceiling, aerial connection, double panelled radiator and original flagged slate flooring.

#### Dining area 10'4" (3.15m) x 9'5" (2.87m)

Open plan staircase with shaped balustrade and fitted carpet rising to the first floor landing.

mixer tap and shower attachment. Wall mounted extractor fan, radiator and ceramic floor tiling. The room has been fully tiled with a decorative white and stainless steel effect feature.

#### First Floor Landing

Ceiling light point, power points and fitted carpet. From here doors lead off into:-

#### Bedroom One 12'0" (3.66m) Max x 10'7" (3.23m) Max

Twin front aspect uPVC double glazed windows. Exposed stone full height feature fireplace with recess. Loft hatch giving access into roof space, ample power points, single panelled radiator and fitted carpet.





Full height exposed slate feature fireplace with wooden mantle. Double doors give access to built-in under stairs cupboard with further storage cupboard over. Ornamental exposed beamed ceiling, telephone point, radiator and original slate flagged flooring. Open recess through to the kitchen.

#### Kitchen 11'4" (3.45m) x 6'5" (1.96m)

Modern fitted beech effect kitchen in a range of base and wall units with contrasting roll edge work surfaces. Inset one and a half bowl single drainer stainless steel sink with mixer tap, inset electric hob with electric oven beneath and stainless steel extractor canopy over. Glazed display cabinets, drawer units and wine rack. Space for fridge/freezer, contrasting tiled splash backs, concealed work surface lighting and ceramic floor tiling. From here a door leads into:-

#### Utility 6'2" (1.88m) x 2'9" (0.84m)

uPVC panelled and glazed door gives access out into the side and rear courtyard garden. Comprehensive range of base and wall units with roll edge work surfaces with tiled splash backs. Space and plumbing beneath for washing machine with additional space over for tumble dryer and ceramic floor tiling.

#### Bathroom 5'9" (1.75m) x 6'1" (1.85m)

Side aspect uPVC double glazed window with opaque glass. Modern bathroom suite in white comprising of low level W.C., vanity wash hand basin with built-in cupboard space and panelled bath with

#### En-suite 4'2" (1.27m) x 4'0" (1.22m)

Low level W.C., corner wash hand basin with mixer tap and Glazed shower cubicle with a mains shower with tiled splash back. Ceiling light point, ceiling mounted extractor fan, single panelled radiator and ceramic floor tiling. The shower room has been fully tiled.

#### Bedroom Two 7'9" (2.36m) x 7'11" (2.41m)

Rear aspect uPVC double glazed window with roof top views. A panelled door gives access to a built-in cupboard with fitted shelving and wall mounted Ariston central heating boiler. Ceiling light point, power points, radiator and fitted carpet.

#### Outside

To the rear of the property is a small court yard and a further seating area or position for garden shed. Access is also available also by the rear service lane.

#### Services

All main services are connected.

#### Viewings

Viewing strictly by appointment through the agent. Please respect the occupier`s privacy and do not make an approach by knocking on the door.

#### Council Tax

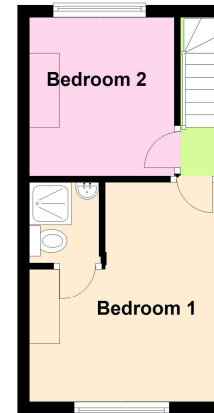
The vendors have advised us that the Council Tax Band is A



## Ground Floor



## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

AGENTS Note:-  
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.  
Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.  
Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.  
Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.  
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN