



Trevaz, Darite, Liskeard, PL14 5JL

Guide £220,000

Jefferys ESTABLISHED 1865

Trevaz, Darite

Liskeard PL14 5JL

A deceptively spacious detached two bedroom bungalow in this sought after rural village with planning permission in place for a pair of semi-detached three bedroom bungalows.

* Entrance Porch * Entrance Hall
* Kitchen/Diner * Lounge * Two Bedrooms *
Utility Room * Shower Room
* Outside Office/Studio & WC
* Extensive Parking * Front & Rear Gardens
* uPVC Double Glazing * LPG Gas Fired
Central Heating * For Sale with no onward
chain * Cash buyers only due to 'mundic blocks'

Darite is a small village on the edge of Bodmin Moor, having its own primary school and close to the larger village of St Cleer and only three and a half miles from the market town of Liskeard. The latter provides a good range of shops, commercial facilities, doctors and dental surgeries, a modern leisure centre and main-line railway station. The city of Plymouth is approximately thirty minutes' car journey and the holiday resort of Looe is twelve miles to the South. There are excellent walks in the immediate area, with the rugged scenery of Bodmin Moor close by.

The accommodation comprises:

ENTRANCE PORCH

uPVC double glazed entrance door to front, uPVC double glazed windows, tiled floor and wall light. Single glazed front door to:

ENTRANCE HALL

Fitted carpet, radiator, two pendant light points, smoke alarm, access to roof space, central heating thermostat, electricity meter cupboard, coved and artexed ceiling, dado rails. Arched entrance to:

KITCHEN/DINER

13' 1" x 11' 3" (3.98m x 3.43m).

Range of fitted base units with cupboards and drawers and roll edged worksurfaces over, one and a half bowl stainless steel sink unit with mixer tap (H&C), uPVC double glazed window to front, space for fridge/freezer, Electrolux double oven with gas hob and extractor fan over. Fully tiled splashbacks to cooking and sink areas, fitted breakfast/dining table, smoke alarm, two ceiling lights, uPVC double glazed window to front, radiator, Flotex floor covering, coved and artexed ceiling. Double doors to:

LOUNGE

11' 11" x 13' 1" (3.63m x 3.98m).

Fitted carpet, two wall lights, pendant light, radiator, gas fire with wooden mantle over and tiled hearth, two fitted cupboards with TV shelf over, uPVC double glazed window to side, smoke alarm, coved and artexed ceiling.

BEDROOM 1

13' 1" x 11' 5" (3.98m x 3.48m).

Fitted carpet, uPVC double glazed window to front, dado rail, smoke alarm, pendant light point and dimmer switch. Marble effect fireplace with wood surround and mantle over, inset feature coal effect electric fire, telephone point, TV point, coved and artexed ceiling.

BEDROOM 2

11' 4" x 13' 1" (3.45m x 3.98m).

Fitted carpet, pendant light point, radiator, uPVC double glazed window to rear, coved and artexed ceiling.

From the Entrance Hall, entrance to:

UTILITY ROOM

11' 9" x 8' 1" (3.58m x 2.46m).

Fitted carpet, uPVC double glazed window to rear, window to side and uPVC half glazed door to rear garden with cat flap. Range of fitted base cupboards with roll edged worksurfaces, single drainer stainless steel sink unit with H&C taps, space for dishwasher and space for washing machine. Gas fired boiler for water and central heating, radiator, fluorescent striplight. Two full height storage cupboards, three drawer pack with base cupboard and further worksurface over and fitted shelf above, and artexed ceiling.

BATHROOM

White suite comprising low level dual flush WC, vanity unit with inset wash hand basin and cupboards below, panelled bath with electric shower over. Aqua boarding to walls, heated towel radiator, uPVC double glazed window to side with obscure glazing. Access to roof space.

OUTSIDE

Trevaz is approached via double wooden gates which lead to a tarmac driveway providing ample parking. The front garden is bounded by wooden fencing and stone walls with shrubs and trees, with an area of lawn with shrub and flower borders. A pathway to the side of the property leads to the rear garden. Steps lead from the driveway and garden to the front Entrance Porch. Propane gas tank.

To the rear of the property is a walled patio area with outside light. A pathway leads to the rear garden with fenced boundaries, lawn and flower and shrub borders. Garden Shed and drying area. Further garden area with fish pond and greenhouse. Rear light and outside tap.

OFFICE/STUDIO

11' 4" x 9' 7" (3.48 x 2.98m).

Utility Area - Two base cupboards with worktop over, uPVC double glazed window to front, power points. Studio - Two wall cupboards, light point, power points, base cupboard, window to rear garden. Separate WC - Low level flush WC, pendant light point.

GARAGE/WORKSHOP

66' 9" x 18' 7" (20.40m x 5.70m).

Roller shutter door and up and over door to the front, split levels with various windows to the side, electricity connected, pedestrian door to the rear.

REPLACEMENT DWELLINGS

PA21/08254 provides consent for the construction of 2 dwellings with parking and turning areas (re-submission of Application No. PA20/06932). The conditional consent allows for the construction of a pair of three/four bedroom bungalows very similar to the adjoining property. Further information can be obtained from the Agents or Cornwall Council.

SERVICES

Mains water, electricity & drainage. Propane gas.

COUNCIL TAX

Band 'C'

EPC BANDING

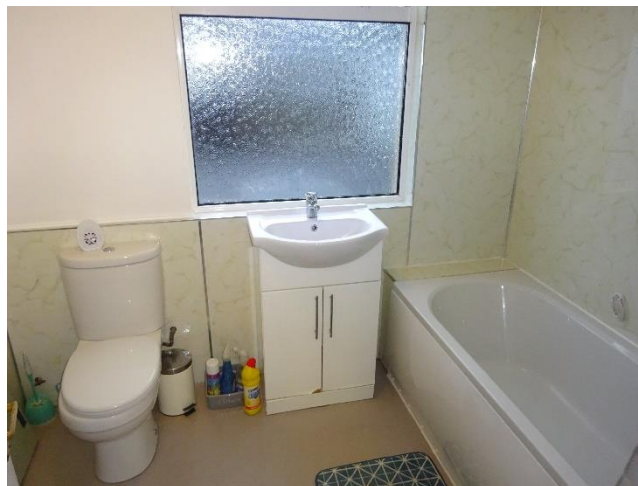
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VIEWING

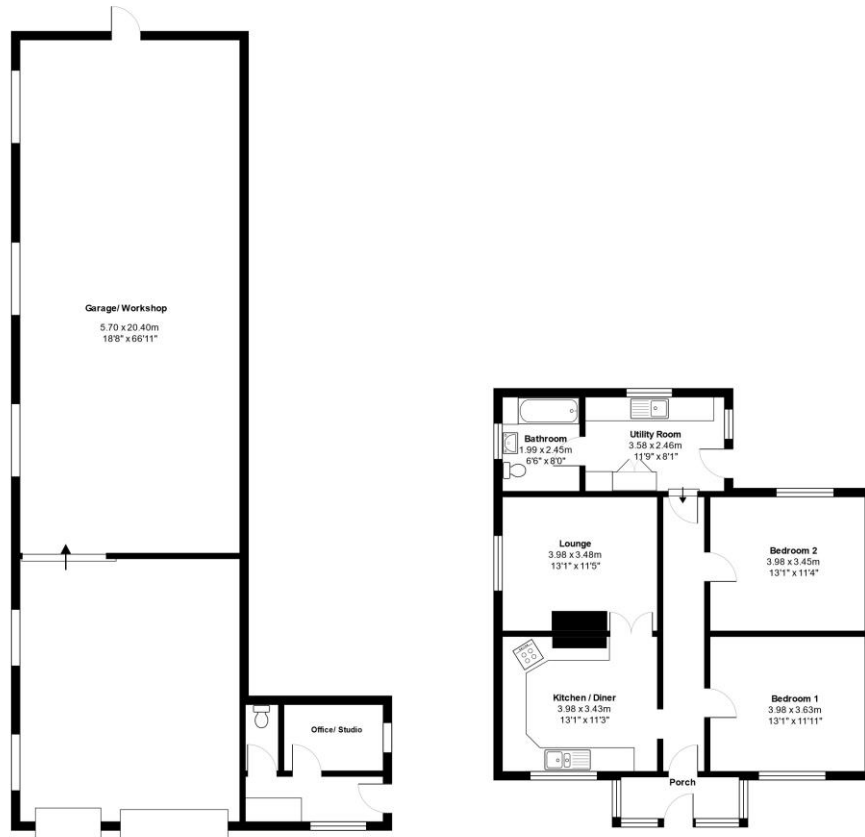
By prior appointment with the Agents - Jefferys.

DIRECTIONS

From Liskeard proceed up the main street, along Greenbank Road and, at Addington, bear left signposted to St Cleer and Pensilva. After one mile, where the road bends to the right, continue straight ahead taking the third right turning towards Tremar. Continue along this road for approximately two miles, turning left at the T-junction towards Darite. Upon entering Darite, Trevaz will be found after a short distance on the left hand side.



CURRENT FLOORPLAN

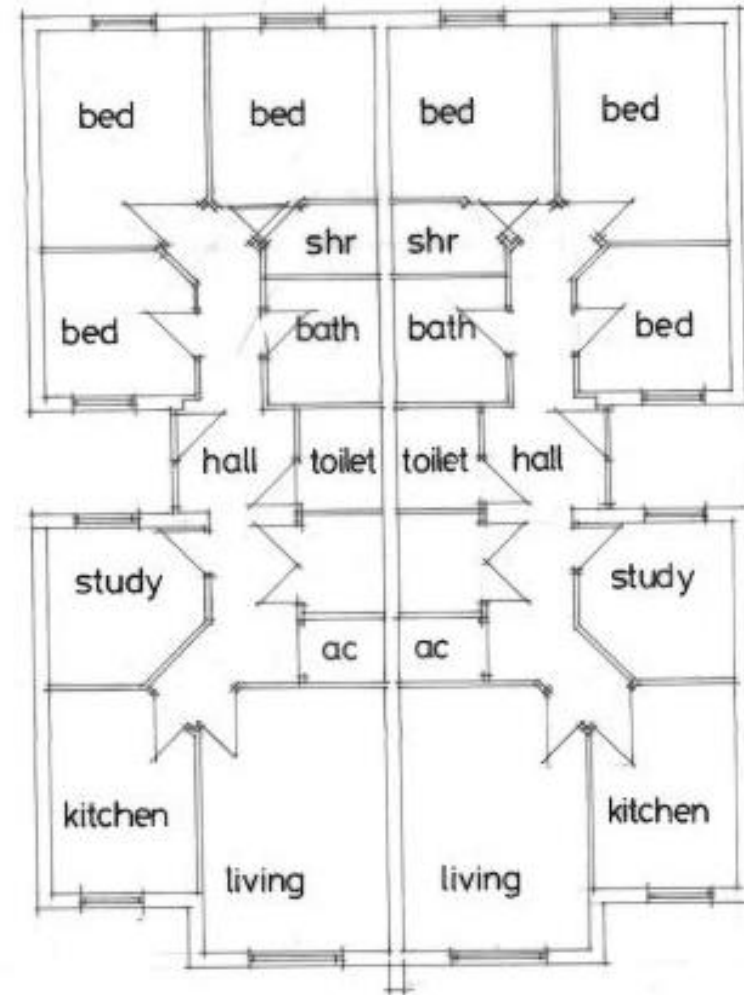


Trevaz, Darite

Total Area: 76.0 m² ... 818 ft² Excluding Out Buildings

All measurements are approximate and for display purposes only

PROPOSED FLOORPLAN



rightmove
find your happy

St Austell

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Lostwithiel

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