



Liggars Drive, Dobwalls
£152,000

Jefferys ESTABLISHED 1865

5 Liggars Drive Dobwalls PL14 4FJ

A S106 affordable semi-detached two storey house with two good sized bedrooms within the village of Dobwalls. The property has a reasonable sized garden to the side and rear with two large parking spaces.

The property is situated in the popular residential village of Dobwalls.

Dobwalls benefits from a primary school, Village Shop and Public house as well as other shopping and community facilities. It is situated a short drive from Liskeard and has easy access onto the main A38 roadway. The A38 provides access to the City of Plymouth approximately 35 minutes by car and there is a train service from Liskeard. The local market town of Liskeard is a short drive away, where there is a good range of shops, commercial and recreational facilities together with good schooling. There is excellent scenery close by with Bodmin Moor and the beautiful coastal scenery a few miles to the south.

The accommodation comprises with approximate sizes:

ENTRANCE PORCH

Door to the front

ENTRANCE HALL

Understairs cupboard. Stairs leading to first floor.

LOUNGE

14'1" x 9'2" (4.3m x 2.81m)

Window to the front, radiator and understairs storage cupboard.

KITCHEN/DINING ROOM

12' 6" x 10' (3.84m x 3.05m)

Window to the rear, door to the rear, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit, electric oven and gas hob, gas fired Ideal combination boiler to heat water and radiators throughout.

CLOAKROOM/WC

Suite comprising low level wc, wash hand basin and radiator.

FIRST FLOOR

LANDING

Radiator

BEDROOM 1

12'6" x 9'2" (3.85m x 2.81m)

Window to the rear, radiator

BATHROOM/WC

Suite consisting of panelled bath with shower over, low level wc, wash hand basin, partly tiled walls, window to the side, radiator.

BEDROOM 2

12'6" x 9'2" (3.85m x 2.68m)

Window to the front, radiator, built-in cupboard.

OUTSIDE

There are two large parking spaces to the side of the house, a small garden area to the front, paved patio

to the side and rear, lawn garden to the side and rear and a garden shed.

COUNCIL TAX

Band B

EPC RATING

B

SERVICES

All mains services are connected.

Heating for the property is by means of a gas fired combination boiler positioned within the kitchen. The boiler heats water and radiators throughout.

TENURE

The property is being sold as Freehold with vacant possession upon completion.

S106

- Residency/permanent employment of 16 + hours per week for 3 + years
OR
- Former residency of 5 + years
OR
- Close family member
(Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years

After a period of marketing, the area will open up to local connection to Cornwall after immediate parishes have been ruled out.

Capped to 80% of the full market value.

DIRECTIONS

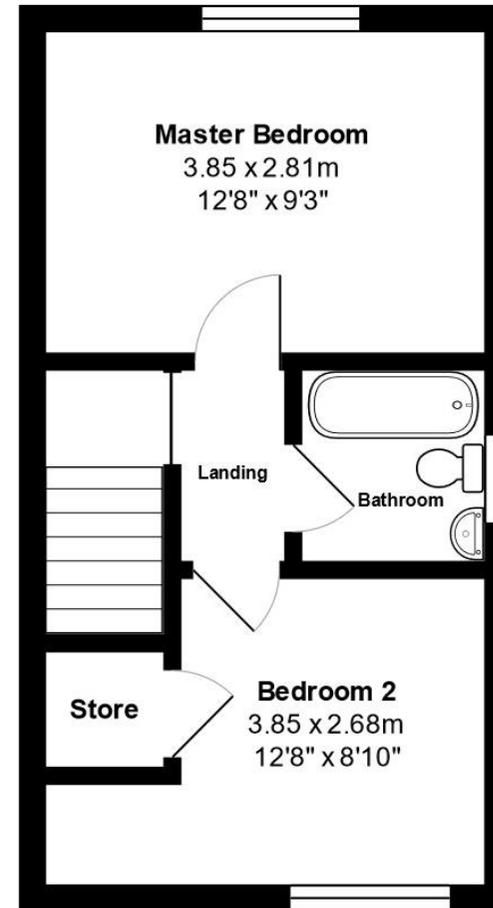
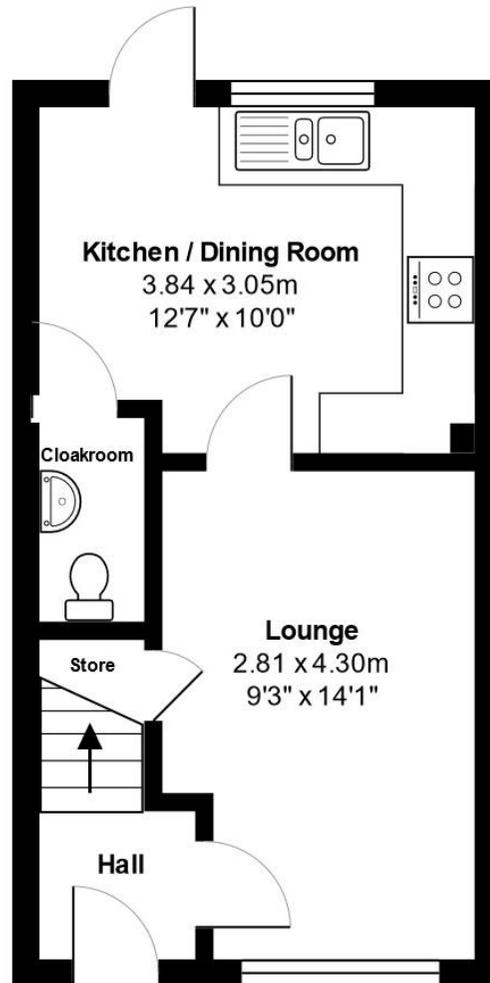
From the Spar shop, continue along Duloe Road where the new housing Estate will be found just

passed the school. Liggars Drive is straight on within the development.

VIEWING

Strictly by prior appointment with the Agents -
Jefferys
(01579 342400)





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