

1 WELL LANE LISKEARD PL14 3TP



Three bedroom end of terrace home situated within the town of Liskeard, gas central heating, modernised and improved in recent times with enclosed courtyard to the rear.

For sale with no onward chain.

Price £150,000

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The property is situated in Liskeard which offers a variety of shopping facilities, good schooling, recreational facilities and a main-line railway station. The city of Plymouth is within commuting distance 18 miles to the east and the popular south coast resort of Looe is only 8 miles away with access to the coastal footpath and miles of outstanding scenery.

The property has been modernised and improved in recent years. Solid oak joinery is in place throughout the accommodation with LED lighting.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

Oak and double glazed door giving access into:

LIVING/KITCHEN/DINING ROOM 18'2" X 16'6" (5.55M X 5.05M)

Wood and double glazed stable door to the rear, wooden double glazed window to the front, oak flooring throughout, solid oak kitchen units comprising working surface with cupboards under, provision for electric cooker, Belfast sink unit with mixer tap and work bench to the side, feature fireplace with slate hearth, electric heater.

An open tread stairway leads to:-

FIRST FLOOR

LANDING

Access to the roof space area.

BEDROOM ONE 10'10" X 9' (3.35M X 2.70M)

Oak double glazed window to the front, radiator.

BEDROOM TWO 8'3" X 7'7" (2.52M X 2.35M)

Oak double glazed window to the front, radiator.

BEDROOM THREE 9'4" X 6'7" (2.85M X 2.05M)

Two oak and double glazed windows to the rear, gas fired combination boiler to heat water and radiators throughout, radiator.

BATHROOM/WC

Suite comprising free standing bath, low level wc, wash hand basin, heated towel rail, two oak double glazed windows to the side.

OUTSIDE

Covered store to the rear providing useful storage for bins and recycling.

A gravelled path to the rear then leads to a raised gravelled garden area with fenced boundaries.

SERVICES

Mains water, electricity, drainage and gas.

A gas fired boiler heats water and radiators throughout.

COUNCIL TAX BAND

A

EPC RATING

D

TENURE

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

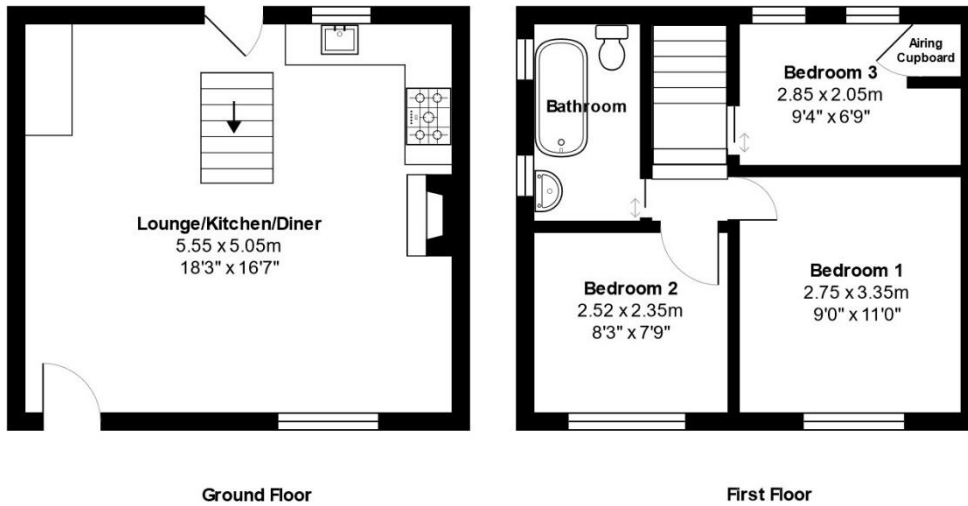
DIRECTIONS

Well Lane is situated a short distance from the town centre. From Baytree Hill proceed down the hill and turn left where the property will be found on your right hand side.

VIEWING

Strictly by prior appointment with the vendors agents – Jefferys 01579 342400





Ground Floor

First Floor

1 Well Lane, Liskeard

Total Area: 56.3 m² ... 606 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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