



Liskeard PL14 3BE

Guide Price: £105,000

Jefferys ESTABLISHED 1865

Flat 4

Wadham House

Spacious first floor apartment of this imposing Grade II Listed period property conveniently placed for local amenities with glorious views enjoyed over the town and Countryside beyond. Garage and garden area.

Modernisation and improvement required. For sale with no onward chain.

Wadham House is located close to the church and enjoys a south facing position , only a few minutes walk from local shops, public transport, doctors surgeries and post office.

Liskeard is a busy market town on the edge of Bodmin Moors and only 8 miles from the coast at Looe. The city of Plymouth is approximately 18 miles via the Tamar Bridge at Saltash and provides a complete range of facilities.

Wadham House is believed to date from the 1820s originally a private dwelling which has had various uses including a school and hospital. It was then converted in to five apartments in the 1960s and still retains many period features with high ceilinged rooms with coved cornices and centre roses. Number 4 is approached via external stair case leading to;

ACCOMMODATION

(All measurements being approximate)

FIRST FLOOR

Entrance Hall

Single glazed door to the side, cloak cupboard.

Kitchen

4.19 X 1.99 (13'7" X 6'5")

Single glazed sash window to the side, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit, night storage heater, airing cupboard with copper hot water cylinder and electric immersion heater.

Lounge

4.97 X 3.79 (16'3" X 12'4")

Single glazed sash window to the front, night storage heater.

Bedroom 1

4.35 X 2.03 (14'3" X 6'7")

Single glazed sash window to the front, built-in wardrobe.

Bedroom 2

2.97 X 2.70 (9'7" X 8'9")

Single glazed sash window to the side, alcove cupboard.

Bedroom 3

4.79 X 3.32 (15'7" X 10'9")

Single glazed sash window to the side.

Bathroom/wc

Suite comprising coloured bath with electric shower over, low level wc, wash hand basin, service void, wall heater, tiled walls.

Outside

Mid-terraced garage

5.51 x 2.42 (18'1" x 7'9")

constructed of pre-fabrication concrete panels under a corrugated asbestos roof cover.

Small shared garden area/drying area to the north-east.

SERVICES

Mains Water, Electricity and Drainage.

Electric heating. Broadband and good mobile coverage.

COUNCIL TAX

Band B

EPC BAND

Band E

TENURE

The property is being sold Leasehold with vacant possession upon completion.

999 year lease from 2024

1/6th Share of maintenance charges

Peppercorn Ground Rent

Insurance and Service charges £1,593.84 for 2024

VIEWING

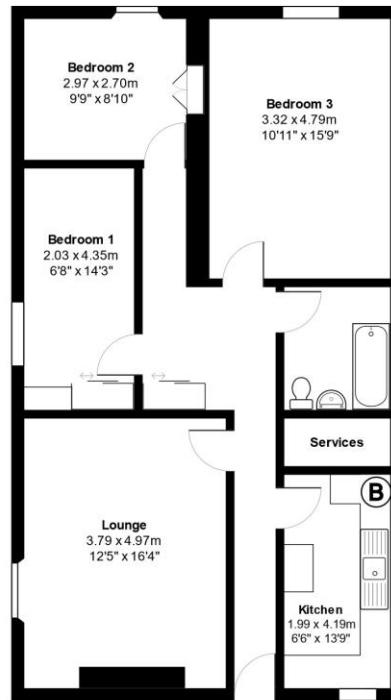
Viewing is highly recommended and is strictly by prior appointment with the Vendors Agents - Jefferys (01579 342400)

DIRECTIONS

From the centre of Liskeard proceed up the main street turning right at the mini roundabout in to

Pound Street. Continue along this road passing the church and take the next right turning in to South Street ignoring the turning in to Wadham Road with Wadham House entrance a further 50 yards on the left.





4, Wadham House, Wadham Close, Liskeard, PL14 3BE

Total Area: 74.7 m² ... 804 ft²

All measurements are approximate and for display purposes only



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