



Liskeard PL14 3BE

Guide Price: £170,000

Jefferys ESTABLISHED 1865

Flat 1

Wadham House

Spacious apartment on the whole of the ground floor of this imposing Grade II Listed period property conveniently placed for local amenities with glorious views enjoyed over the town and Countryside beyond. Private gardens, gas central heating, garage and a cellar. 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 1 is approached through a private entrance porch leading to grand accommodation.

ACCOMMODATION

(All measurements being approximate)

LOWER GROUND FLOOR

CELLAR

Room (1) – 4.3 x 2.73 (14'1" x 8'10")

Room (2) – 3.67 x 2.08 (12' x 6'8")

Room (3) – 3.02 x 1.77 (9'9" x 5'8")

Room (4) – 2.71 x 2.70 (8'9" x 8'9")

GROUND FLOOR

Entrance Porch

Single glazed door to the side, cloak cupboard.

Entrance Hall

Radiator, large airing cupboard with copper cylinder and electric immersion heater, service void.

Main Hall

Radiator, large open hall with doors leading to;

Entrance Porch / Conservatory

3.77 X 1.83 (12'1" X 6')

Single glazed door to the front with single glazed windows to the sides.

Kitchen

3.99 X 2.96 (13'1" X 9'7")

Single glazed sash window to the side, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, polycarbonate sink unit, radiator, electric oven and gas hob, built-in cupboards, gas fired Vaillant boiler to heat water and radiators throughout.

Walk-in Store –

2.22 x 1.59 (7'3" x 5'2")

with shelves.

Dining Room/Bedroom 3

4.7 x 3.03 (15'4" x 9'9")

Single glazed sash window to the side.

Lounge – 6.44 x 4.66 (21'1" x 15'3")

Single glazed sash windows to the sides, two radiators, living gas fire.

Bedroom 2

4.93 x 3.05 (16'2" x 10')

Single glazed sash window to the side, wash hand basin, radiator.

Bedroom 1

4.99 x 4.62 (16'4" x 15'2")

Single glazed windows to the front and side, two radiators, built-in wardrobe.

Jack And Jill Bathroom

Shared with the Entrance Hall – suite comprising coloured bath, low level wc, wash hand basin, heated towel rail, shower cubicle with electric shower, partly tiled walls, electric wall heater, radiator, single glazed sash window to the side.

Outside

Mid-terraced garage

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

With electric roller shutter door – constructed of pre-fabrication concrete panels under a corrugated asbestos roof cover.

Slate paved area to the side.

Private lawn garden area to the south with shrub borders.

SERVICES

Mains Water, Electricity, Drainage and Gas.
Gas central heating. Broadband and good mobile coverage.

COUNCIL TAX

Band C

EPC BAND

Band D

TENURE

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

999 year lease from 2024

2/6th Share of maintenance charges

Peppercorn Ground Rent

Insurance and Service charges £3,187.67 for 2024

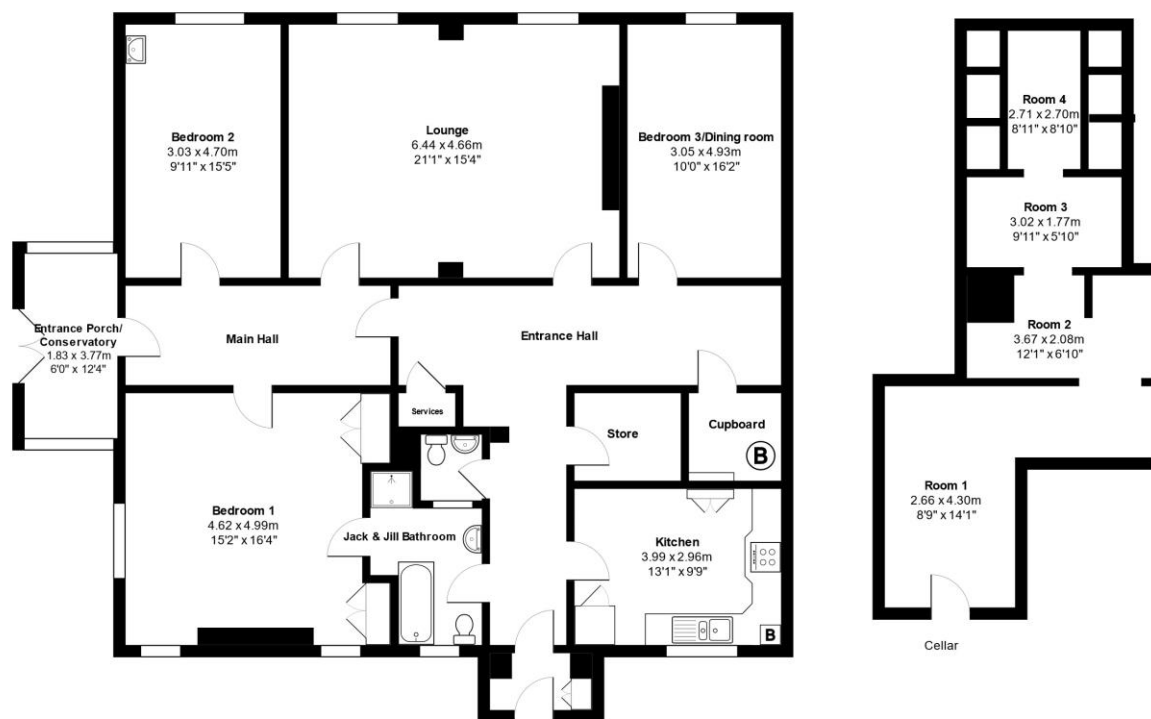
VIEWING

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.





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

Total Area: Excluding cellar 142.7 m² ... 1536 ft²

All measurements are approximate and for display purposes only



RICS rightmove
find your happy



St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

OFFICES AT: ST. AUSTELL • LOSTWITHIEL • LISKEARD

www.jefferys.uk.com

ESTABLISHED 1865
Jefferys

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.