



8 Carlton Way, Liskeard PL14 3FS

Guide £195,000

ESTABLISHED 1865
Jefferys

8 Carlton Way

Liskeard

PL14 3FS

A well presented mid-terraced property situated on this popular residential development, within walking distance of local amenities.

For sale with no onward chain representing an ideal first time home or investment property. Gas central heating, modern construction and off road parking. Viewing is highly recommended.

The property is situated only a short drive from the town centre. The usual market town facilities can be found in Liskeard including a wide range of shopping, educational and recreational facilities with a sports centre and main-line railway station.

To the front of the property there is a small garden overlooking an area of public open space. To the rear there is an enclosed garden leading to one allocated parking space. Further parking bays are available at the front of the house.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

GROUND FLOOR

Lounge

14' 6" x 11' 4" (4.43m x 3.47m)

Metal panel entrance door with obscure glazed panels, fitted carpet, radiator, pendant light fitting, smoke alarm, Honeywell central heating thermostat, TV point, BT point, uPVC double glazed window to front. Stairs to First Floor.

Kitchen

11' 2" x 9' 4" (3.42m x 2.87m)

Range of light beech colour fronted wall and base units with contrasting worktops, Electrolux built-in oven, Electrolux gas hob, integrated cooker hood. Ideal Logic gas combi boiler, space for washing machine, space for fridge/freezer. Laminate effect vinyl flooring, tiled splashbacks, ceiling light fitting, radiator, carbon monoxide alarm. uPVC double glazed window overlooking the rear garden, metal panel half glazed door to rear. Walk-in cupboard with RCD.

Cloakroom

White suite comprising low level close coupled dual flush WC, pedestal wash hand basin, tiled splashback, ceiling light fitting, wall mirror, radiator, towel rail, laminate effect vinyl flooring. uPVC double glazed window with obscure glazing to rear.

Stairs to FIRST FLOOR

Fitted carpet.

Landing

Fitted carpet, pendant light fitting, smoke alarm.

Bathroom

White suite comprising low level close coupled dual flush WC, pedestal wash hand basin, tiled splashback, wall mirror, two towel rings. Fully tiled bath surround with panelled bath, glazed shower screen, Mira Vie electric shower. Laminate effect vinyl flooring, radiator, ceiling light fitting, extractor fan. uPVC double glazed window with obscure glazing to rear.

Bedroom 2

9' 5" x 7' 9" (2.90m x 2.42m)

Fitted carpet, radiator, pendant light fitting, access to roof space, uPVC double glazed window to rear.

Bedroom 1

11' 5" x 11' 2" (3.50m x 2.44m)

Fitted carpet, radiator, pendant light fitting, central heating thermostat. Built-in cupboard with bar heater. uPVC double glazed window to front with open views.

En-Suite Shower Room

White suite comprising low level close couple dual flush WC, pedestal wash hand basin, tiled splashback, wall mirror. Fully



tiled shower cubicle with thermostatic shower fitted, radiator, ceiling light fitting, extractor fan, laminate effect vinyl flooring.

OUTSIDE

The property is approached by a paved pathway with a small area of lawned garden to the side, bounded by gravel for ease of maintenance. The rear of the property is fully enclosed with a paved patio area and a gravelled pathway leading to the rear gate, in turn giving access to the allocated parking area. The garden is laid to lawn and has the benefit of a garden shed to the rear of the garden.

SERVICES

All mains services are connected to the property.
Average Mobile Coverage and Fibre Broadband

TENURE

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

COUNCIL TAX

Band B

EPC

Band B

SERVICE CHARGE

The vendor has advised us that the service charge for the development per property is approximately £180.00 per annum.

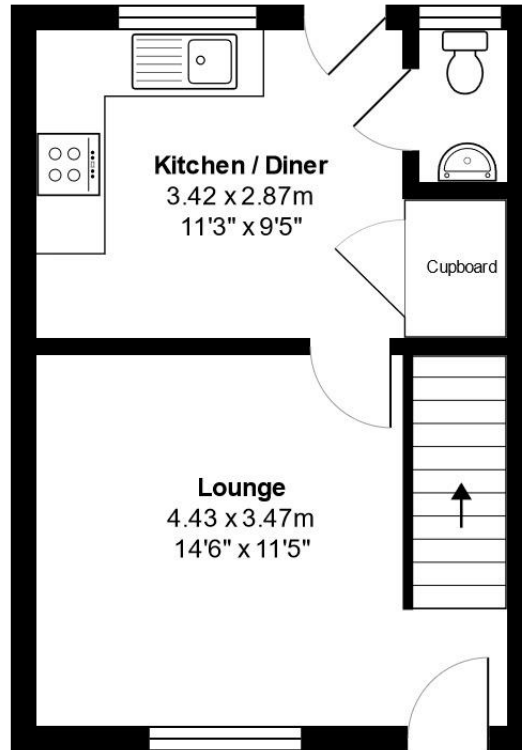
VIEWING

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

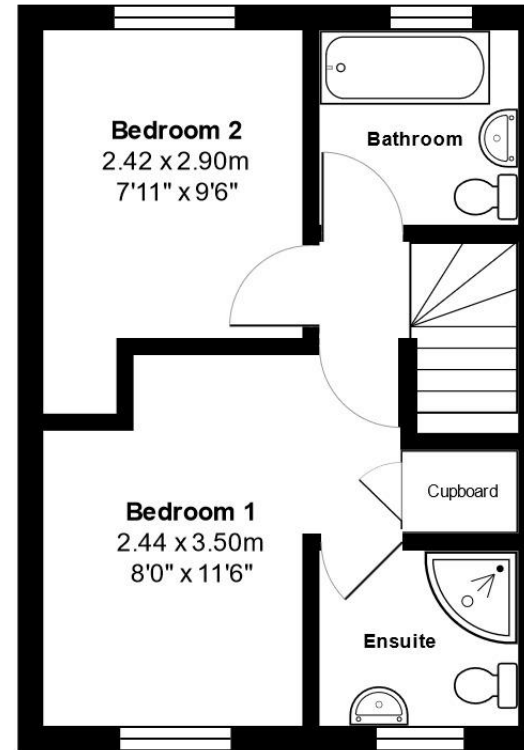
DIRECTIONS

From our offices in Liskeard, proceed up Barras Street and continue straight across the roundabout into Greenbank Road. At the double roundabout, continue straight across and, at the third roundabout, turn left into Carlton Way. The property can be found shortly after on the right hand side.





Ground Floor



First Floor

8, Carlton Way, Liskeard, PL14 3FS

Total Area: 57.5 m² ... 619 ft²

All measurements are approximate and for display purposes only



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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

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