



35 Trevillis Park, Liskeard, PL14 4EG  
Guide £290,000

**Jefferys** ESTABLISHED 1865

35 Trevillis Park  
Liskeard  
Cornwall  
PL14 4EG

A deceptively spacious three bedroom semi-detached bungalow with garage. Private garden areas to the front and rear with the rear enjoying pleasant countryside views. Gas central heating with new boiler, refurbished bathroom and upgraded electrics.

The property is situated in an established cul-de-sac within easy reach of Liskeard Train Station and only a short drive away from the A38 Plymouth/Bodmin trunk road. Liskeard is a busy market town on the edge of Bodmin Moor, eight miles from the South Coast of Looe and eighteen miles west of the city of Plymouth. The town offers a varied shopping centre, commercial facilities, good schooling, a modern leisure centre and main-line railway station.

The property is located on a popular residential housing development and is well presented throughout.

**THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-**

Upvc front door leading into:

**Entrance Porch:**

**5' 9" x 5' 3" (1.75m x 1.60m)**

Upvc double glazed door, radiator, storage cupboard recess. Door leading to:

**Lounge:**

**21' 6" x 11' 9" (6.55m x 3.58m)**

Upvc double glazed windows overlooking the front of the property, feature fireplace with inset gas fire and hearth, door leading to inner hall and door to:

**Kitchen/Breakfast Room:**

**26' 9" x 8' 9" MAX (8.15m x 2.66m)**

Range of wall and floor units some glass fronted and breakfast bar with working surfaces over and inset composite sink unit with mixer tap and drainer. Built in dish washer, electric oven and microwave, five ring gas hob with extractor hood over. Space for fridge freezer and space and plumbing for washing machine. Built in storage cupboard with slatted shelving. Step down into the extension of the kitchen where there is a Upvc double glazed door leading to outside and Upvc double glazed windows overlooking the rear garden and decked area with distant views and a radiator.

**Inner Hall:**

Doors to all rooms, access to the loft and radiator, door to built in storage cupboard with slatted shelving.

**Bedroom 1:**

**13' 9" x 11' 3" (4.19m x 3.43m) MAX**

Upvc double glazed window to the front of the property and radiator.

**Bedroom 2:**

**9' 9" x 8' 9" (2.97m x 2.66m)**

Upvc double glazed window to the rear of the property and radiator.

**Bedroom 3:**

**11' 3" x 7' 9" (3.43m x 2.36m)**

Upvc double glazed window to the rear of the property and radiator.

**Bathroom:**

**8' 0" x 6' 3" (2.44m x 1.90m) MAX**

Upvc double glazed obscure window, white suite comprising paneled bath with mixer tap and shower attachment, WC and vanity hand wash hand basin with cupboard under. Shower Cubicle, partly tiled walls, heated towel rail.

**OUTSIDE:**

The property is approached to the front via steps leading to a patio area with the majority of the garden being mainly laid to lawn and bounded by mature hedging to offer privacy to the property. There is a gate with pedestrian path which leads to the side of the property and rear garden. The rear garden has two tiers with the top tier leading out of the property being decked. Steps lead down to the bottom tier which is laid to lawn. Further steps lead down to a row of garages where the garage is located With concrete forecourt.

**Garage:**

**16' 0" x 8' 0" (4.87m x 2.44m)**

Up and over up door

**COUNCIL TAX BAND**

C

**EPC RATING**

D

### SERVICES

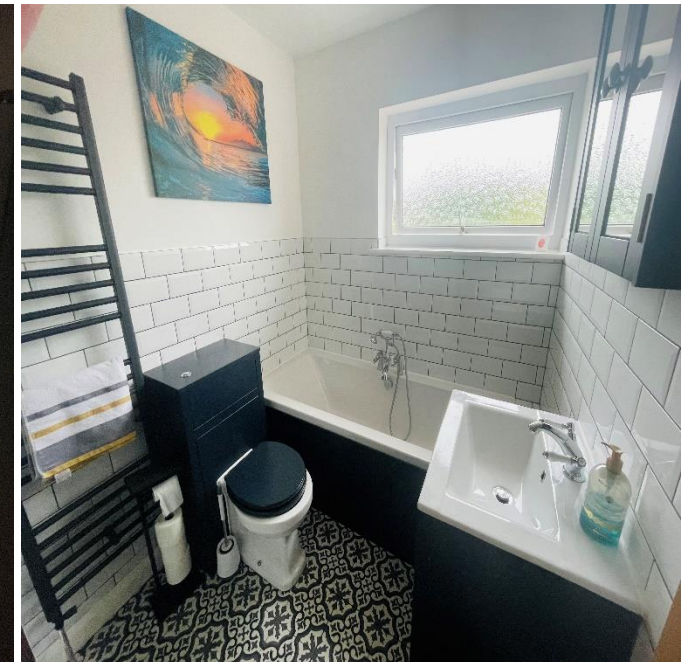
All mains services are connected to the property.  
Good Mobile Coverage and Fibre Broadband

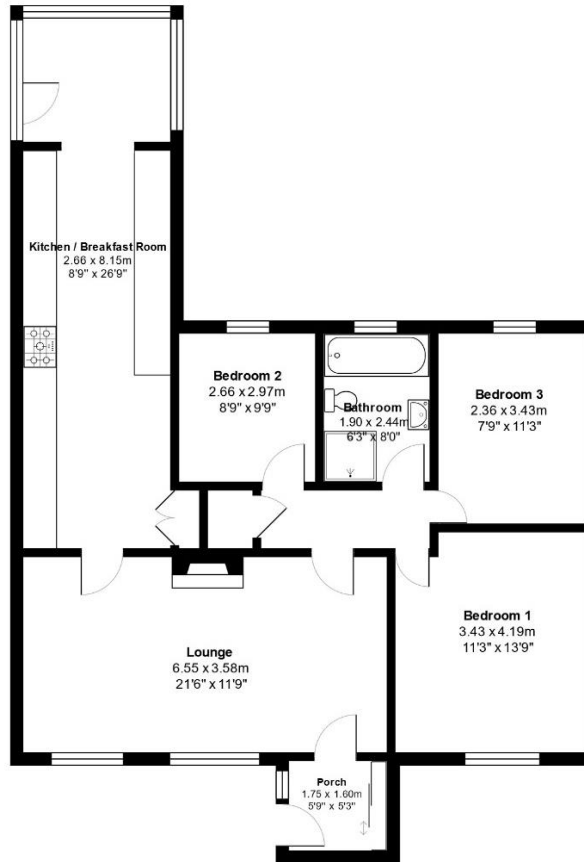
### TENURE

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

### VIEWING

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





**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](http://www.jefferys.uk.com)

