



35 Allen Vale, Liskeard PL14 4HL

Price: £465,000

Jefferys ESTABLISHED 1865

35 Allen Vale

Liskeard

PL14 4HL

A spacious, detached, five bedroom family home, situated within easy reach of Liskeard and enjoying lovely countryside views towards the Viaduct and beyond.

- * Entrance Porch * Entrance Hall * Lounge
- * Dining Room * Garden Room * Kitchen
- * Utility Room * Cloakroom * Entrance Porch 2
- * Study * Four Bedrooms * Two Shower Rooms
- * Games Room/Bedroom 5 * Two Integral Garages
- * Gardens & Parking
- * Viewing Highly Recommended *

The property occupies a convenient position in a popular residential area within a short walking distance from the town centre of Liskeard with easy access onto the main A38 roadway. The A38 provides access to the City of Plymouth approximately 30 minutes by car and there is a train service from Liskeard. The local market town of Liskeard is within walking distance where there is a good range of shops, commercial and recreational facilities together with good schooling. There is excellent scenery close by with Bodmin Moor and the beautiful coastal scenery a few miles to the south.

The spacious accommodation briefly comprises with approximate measurements:

Entrance Porch 1

Glazed entrance door to front

Entrance Hall

Pine board ceiling, radiator, fitted carpet, Understairs storage cupboard.

Rise and Turn Staircase with fitted carpet leads to First Floor:

Lounge

21' 3" x 14' 4" (6.47m x 4.37m)

Fitted carpet, pine board ceiling, two radiators, white uPVC double glazed windows to front, side and rear. Feature stonework fireplace with gas insert fire. Sliding glazed door leading to:

Dining Room

13' 11" x 11' 11" (4.23m x 3.64m)

Fitted carpet, radiator. uPVC sliding double glazed doors to:

Garden Room

12' 7" x 4' 2" (3.83m x 1.26m)

White uPVC door to front, fitted carpet, uPVC double glazed windows to side and rear enjoying lovely countryside views over the viaduct.

Kitchen / Breakfast Room

14' 0" x 10' 10" (4.26m x 3.30m)

Range of wall and base kitchen units with contrasting laminate working surfaces, tiled splashbacks, inset one and a half bowl stainless steel sink unit with mixer tap. Built-in double oven, Range-style double oven with gas hob and stainless steel extractor hood over. Built-in dishwasher, space for fridge, uPVC double glazed window to side, radiator.

Utility Room

9' 6" x 7' 0" (2.89m x 2.13m)

Utility units with inset single drainer stainless steel sink unit and mixer tap, contrasting working surfaces, partly tiled walls. Vinyl flooring, New gas fired boiler. uPVC double glazed window to rear, uPVC panel and double glazed door to side with obscure glazing.

Cloakroom

White suite comprising low level WC, pedestal wash hand basin (H&C), tiled splashback. Pendant light point. uPVC double glazed window to rear with obscure glazing.

Entrance Porch 2

uPVC double glazed window to front, door to front.

Study

10' 10" x 10' 0" (3.30m x 3.04m)

Fitted carpet, radiator. uPVC double glazed window to rear.

First Floor Landing

Fitted carpet, pendant light point, hatchway to loft space. Walk-in airing cupboard housing hot water storage tank and electric immersion heater.

Bedroom 1

10' 11" x 10' 7" (3.34m x 3.23m)

Fitted carpet, radiator, uPVC double glazed window to side. Built-in wardrobe.

Bedroom 2

10' 8" x 10' 7" (3.25m x 3.23m)

Fitted carpet, radiator, uPVC double glazed window to side. Built-in wardrobe.

Bedroom 3

13' 4" x 10' 6" (4.07m x 3.20m)

Fitted carpet, radiator, uPVC double glazed window to side. Built-in wardrobe.

Bedroom 4

9' 11" minimum x 7' 10" (3.03m minimum x 2.40m)

Fitted carpet, radiator, uPVC double glazed windows to front and side. Built-in wardrobe.

Shower Room

White suite comprising low level flush WC, inset wash hand basin (H&C) with cupboard below, bidet, walk-in tiled shower cubicle. Fully tiled walls, radiator, uPVC double glazed window to side with obscure glazing.

Inner Landing

Fitted carpet.

Shower Room

White suite comprising low level flush WC, pedestal wash hand basin (H&C), tiled shower cubicle with Mira electric shower fitted. Radiator, uPVC double glazed window to rear with obscure glazing.

Games Room/Bedroom 5

30' 7" x 18' 11" (9.32m x 5.76m) maximum

Fitted carpet, two radiators, two uPVC double glazed windows to front.

OUTSIDE

The property has the benefit of a good sized tarmac parking area to the front with ample space for four vehicles. A paved pathway leads to the side of the property with paved patio area and garden area, lending itself to al fresco dining with lovely countryside views, laid to lawn and bounded by mature shrubs and flower borders. There is also the benefit of a vegetable garden. Further pathway leads to the rear of the property.

INTEGRAL GARAGE 1

21' 2" x 9' 7" (6.44m x 2.91m)

Metal up and over door, power and lighting, water tap, window to the rear.

INTEGRAL GARAGE 2

21' 2" x 10' 6" (6.44m x 3.19m)

Metal up and over door, window to the rear.

VIEWING

Strictly by appointment with the Vendors Agents - Jefferys (01579 342400)

COUNCIL TAX

Band 'E'

EPC RATING

Band 'D'

SERVICES

All mains services are connected. Fibre broadband. Good mobile phone signal.

TENURE

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

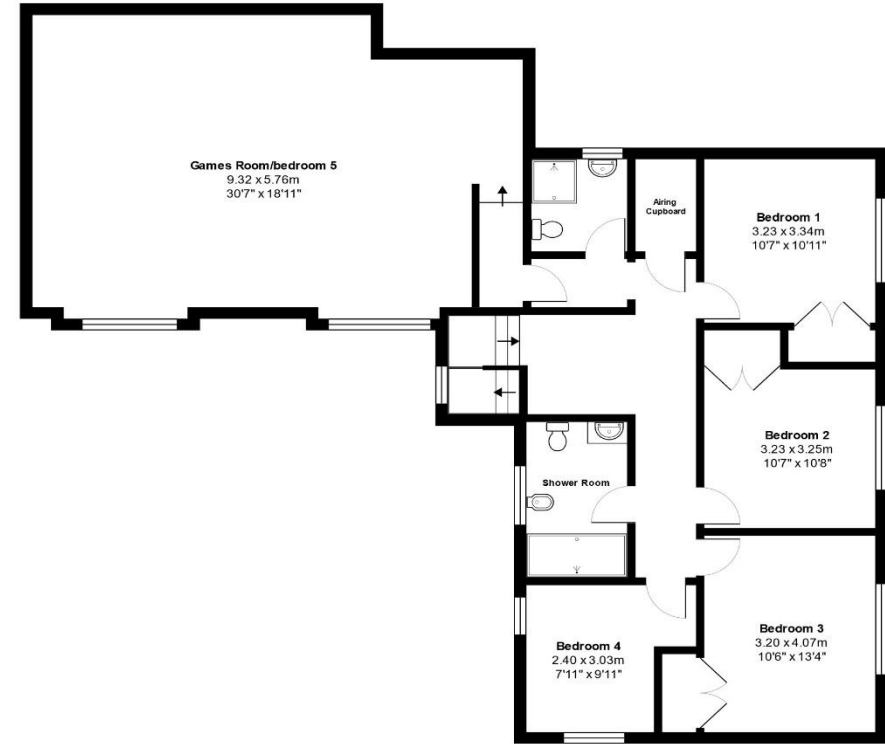
DIRECTIONS

From the town centre proceed out of the town towards Dobwalls. Upon exiting the town, turn right into Gypsy Lane and continue onto Allen Vale. Follow Allen Vale round to the right and the property will be found, after a short distance, on the right hand side.





Ground Floor



First Floor

35, Allen Vale, Liskeard, PL14 4HL

Total Area: 300.3 m² ... 3232 ft²

All measurements are approximate and for display purposes only



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