



4 Lynes Cottages, Liskeard, PL14 4LF

Guide Price: £165,000

ESTABLISHED 1865
Jefferys

4 Lynes Cottages,

Liskeard,
PL14 4LF

A 2-bedroom mid-terraced character Cottage with views over Moorswater viaduct in need of modernisation and improvement but providing two reception rooms and two bedrooms with garage, outbuilding and pleasant garden. The property is for sale with no onward chain.

This property is situated on a no through road and within level walking distance of the town centre of Liskeard.

The town 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 mainline railway station.

The property is located on the periphery of the town with easy access onto the main A38 roadway. The house is in need of modernisation and improvement and offers tremendous scope for the future.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

Entrance Porch

uPVC double glazed window to the front, uPVC double glazed panel and double glazed door to the side.

Lounge

12' X 11'10" (3.66M X 3.65M)

uPVC double glazed window to the front, open fireplace.

Dining Room

12' X 9'3" (3.66M X 2.84M)

uPVC double glazed window to the rear, open fireplace.

Kitchen

7'7" X 7'5" (2.34M X 2.28M)

uPVC double glazed window to the side, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit.

Hallway

uPVC double glazed door to the rear.

Shower Room

uPVC double glazed window to the rear, suite comprising low level wc, pedestal wash hand basin, shower cubicle, fan heater, partly tiled walls.

FIRST FLOOR

Landing

Bedroom 1

12' X 11'8" (3.66M X 3.65M)

uPVC double glazed window to the front.

Bedroom 2

9'2" X 8'8" (2.81M X 2.67M)

uPVC double glazed window to the rear, airing cupboard with copper fortic tank and electric immersion heater.

OUTSIDE

A private pathway leads to the front of the property where there is a shared path immediately to the front of the cottage.

There is a lawn garden area to the front enjoying pleasant views over the viaduct.

Immediately off the public roadway, there is a **Detached Garage Building** providing a large garage/workshop.

Immediately to the rear, there is a shared pathway with further **Outbuilding** measuring **12'4" X 12'1" (3.77M AND 3.70M) (MAXIMUM)** which includes a separate **Utility Room** with plumbing for washing machine and Belfast sink unit.

SERVICES

Mains Water, Electricity and Drainage are connected to the property.

Good Mobile Coverage and Broadband.

TENURE

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

COUNCIL TAX

Band B

EPC

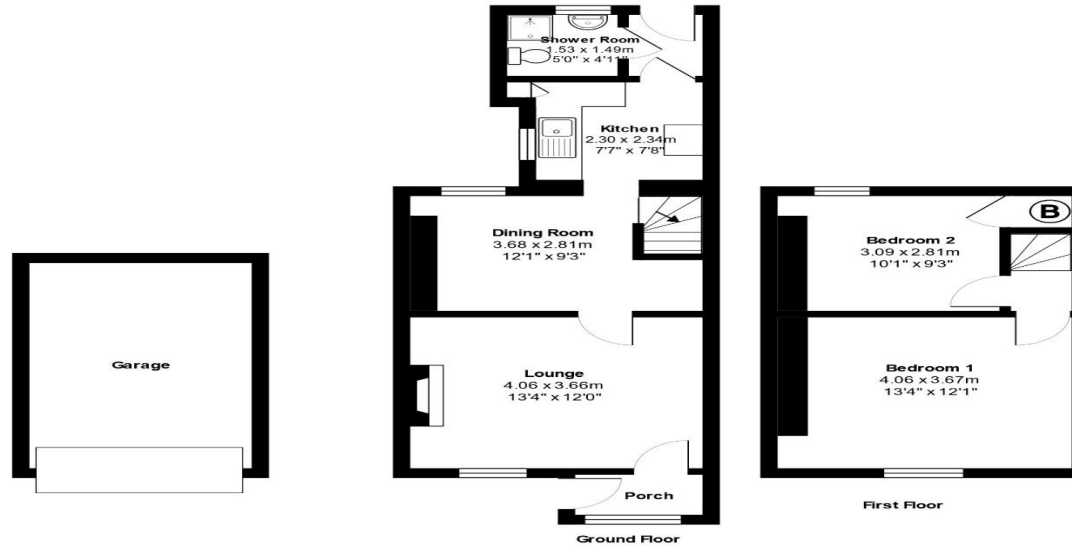
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VIEWING

Strictly by prior appointment with the vendors
agents – Jefferys

Tel: 01579-342400





4, Lynes Cottages, New Road, Liskeard, PL14 4LF

Total Area: 82.5 m² ... 888 ft²

All measurements are approximate and for display purposes only



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