



30 Trevillis Park, Liskeard, PL14 4EF  
Guide £240,000

**Jefferys** ESTABLISHED 1865

30 Trevillis Park  
Liskeard  
Cornwall  
PL14 4EF

A 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. In need of modernisation and improvement but for sale with no onward chain.

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 an ideal project for modernisation and improvement.

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

**Entrance Hall:**

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

Upvc double glazed door to the front, radiator, two cloak cupboards with hanging rail and shelves. Airing cupboard with factory insulated hot water cylinder and electric immersion heater. Doors leading to:

**Lounge:**

**20' x 11' 9" (6.1m x 3.65m)**

Upvc double glazed windows overlooking the rear garden and railway, two radiators.

**Kitchen:**

**13' 3" x 7' 8" (4.08m x 2.4m)**

Range of floor units with working surfaces over and inset stainless steel sink. Gas fired boiler to heat radiators. Built in pantry storage cupboard with shelving. Upvc double glazed door leading to outside and Upvc double glazed window overlooking the rear garden.

**Bedroom 1:**

**13' 1" x 9' 8" (4.01m x 3 m)**

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

**Bedroom 2:**

**10' 9" x 9' 9" (3.34m x 3.02m)**

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

**Bedroom 3:**

**10' 8" x 7' 8" (3m x 2.39m)**

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

**Bathroom:**

Upvc double glazed obscure window, white suite comprising paneled bath with electric shower over, WC and pedestal hand basin. Radiator. Partly tiled walls.

**OUTSIDE:**

The property is approached to the front via steps leading to a tarmac pathway. The sloping shrub garden is in need of some improvement. To the side, there is a level approach from the highway and garage for easy access. Located to the rear, there is a paved patio area and spacious lawn garden with shrub borders. There is a garden shed for storage.

**Garage:**

**16' 1" x 8' 2" (4.91m x 2.52m)**

End of Terrace with up and over door

**COUNCIL TAX BAND**

C

**EPC RATING**

D

**SERVICES**

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

**TENURE**

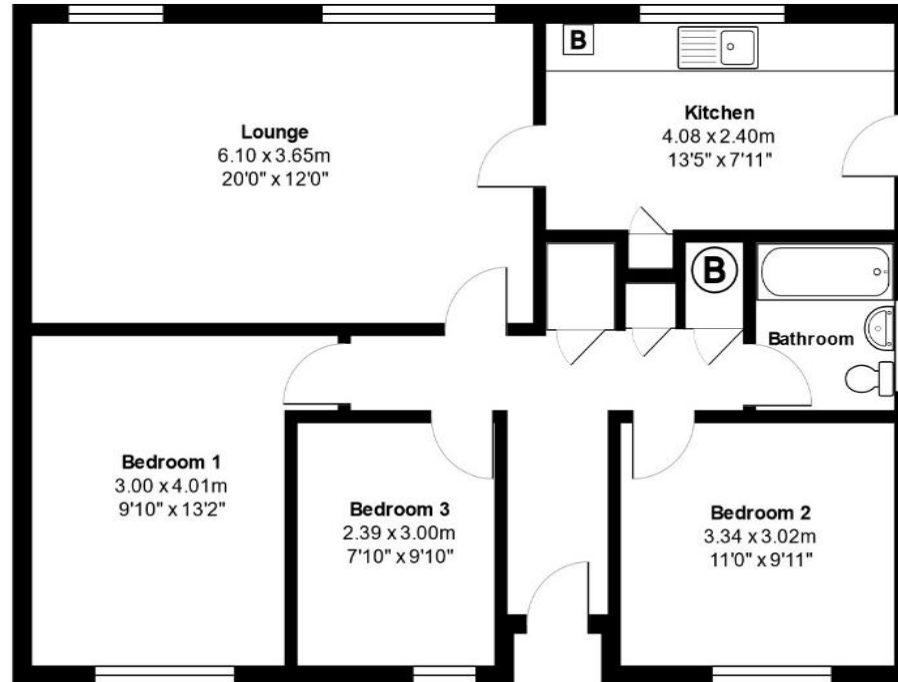
The property is being sold Freehold with vacant possession upon completion.

**VIEWING**

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







30, Trevillis Park, Liskeard, PL14 4EF

Total Area: 78.0 m<sup>2</sup> ... 840 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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