



9 Briarwood, Liskeard, PL14 3QQ  
Guide £350,000

**Jefferys** ESTABLISHED 1865

# 9 Briarwood Liskeard Cornwall PL14 3QQ

A spacious three bedroom detached dormer bungalow with garage which has been modernised in anticipation of sale. Private garden areas to the front and rear with the rear enjoying excellent countryside views. Gas central heating. Solar panels are in place with battery storage. For sale with no onward chain.

The property is situated in an established cul-de-sac within easy reach of Liskeard Town Centre and only a short drive away from the A38 Plymouth. 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 family home or retirement home for those looking to downsize.

## THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

### Entrance Hall

uPVC panel and double glazed door to the front, radiator, boiler cupboard with Worcester Greenstar 32cdi combination boiler to heat water and radiators throughout, stairs leading to the first floor.

### Kitchen/Breakfast Room

**4.53 x 2.97 (14'9" x 9'7")** (minimum)

uPVC double glazed window and door to the rear, new kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, electric oven and double hob, stainless steel sink unit, radiator, built-in washing machine, fridge, freezer and dishwasher, built-in cupboards.

### Lounge

**6.58 x 3.47 (21'6" x 11'4")** (minimum)

uPVC double glazed Bay window to the front, uPVC double glazed patio doors to the rear, two radiators, electric fire.

### Bedroom 1

**3.86 x 3.58 (12'7" x 11'7")**

uPVC double glazed window to the rear, radiator.

### Bedroom 2

**2.89 x 2.70 (9'5" x 8'8")**

uPVC double glazed window to the front, radiator.

### Shower Room/WC

Two uPVC double glazed windows to the front, heated towel rail, new suite comprising low level wc, wash hand basin, shower cubicle, linen cupboard with shelving and radiator, fully tiled walls and floor.

### First Floor

### Landing

uPVC double glazed window to the rear.

### Bedroom 3

**3.78 x 3.40 (12'4" x 11'2")**

uPVC double glazed window to the rear, radiator, eaves storage cupboard with solar panel inverter and battery storage.

**Bathroom/WC** – uPVC double glazed window to the rear, new suite comprising panelled bath, shower cubicle with electric shower, low level wc, wash hand basin, partly tiled walls and radiator.

### OUTSIDE:

The property is approached to the front via steps leading down to a paved pathway. There is a shrub flower bed to the front providing privacy. To the side, there is a sloping driveway leading to the Garage with parking for two vehicles. Paths are in place to each side of the property leading to the rear garden. To the rear garden, there is a lawn and shrub garden with excellent views to the rear. Raised bedding for vegetable growing and decking area.

### Garage:

**5.65 x 2.57 (18'5" x 8'4")**

constructed of single skin concrete block walls under a corrugated roof cover – with electric up and over door and pedestrian door to the side.

### COUNCIL TAX BAND

D

### EPC RATING

A

## SERVICES

All mains services are connected to the property.

There is a gas fired boiler positioned within the Entrance Hall to heat water and radiators throughout.

On the roof and garage roof, there is a photovoltaic array which was installed around December 2010. We understand that there is a feed-in tariff for approximately 25 years producing an annual income of approximately £1,000. The property also benefits from free electricity during sunny periods.

In addition, there is also battery storage for use of electricity generated during the day for the evenings.

Good Mobile Coverage and Fibre Broadband

## TENURE

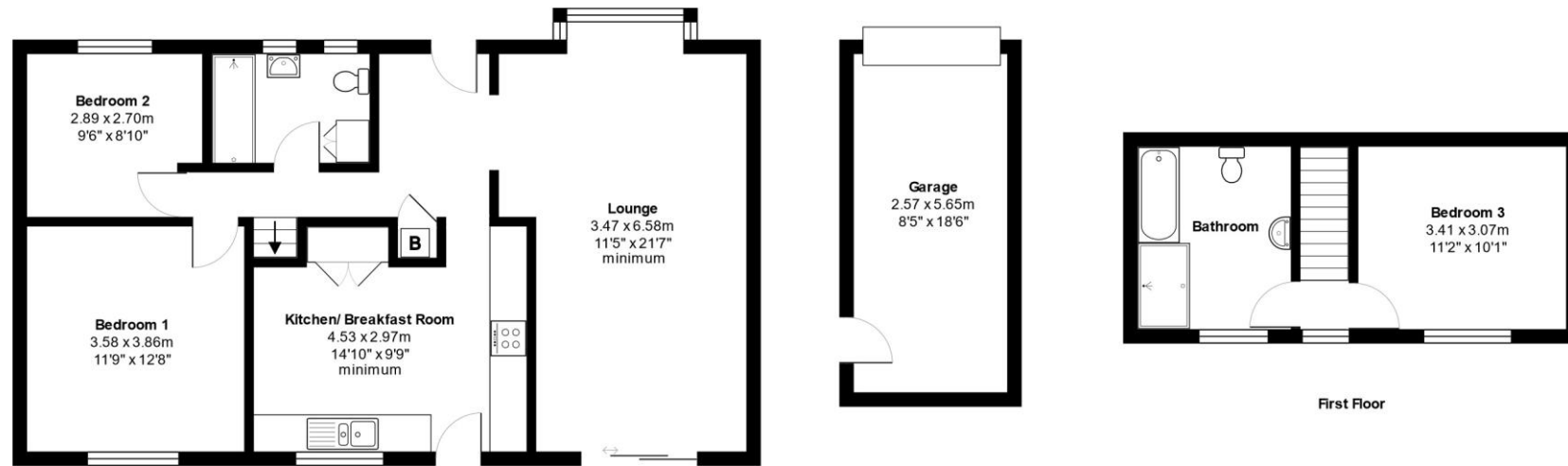
The property is being sold Freehold with vacant possession upon completion.

## VIEWING

Strictly by prior appointment with the vendors agents – Jefferys

Tel: 01579-342400





Ground Floor

First Floor

9, Briarwood, Liskeard, PL14 3QQ

Total Area: 115.0 m<sup>2</sup> ... 1238 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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