



Davey Park, Common Moor, PL14 6EP
Guide Price £150,000

Jefferys ESTABLISHED 1865

Davey Park
Common Moor
Liskeard
Cornwall
PL14 6EP

A detached three bedroom cottage in need of modernisation and improvement is for sale with no onward chain. The property benefits from garden areas to the front and side with provision for off-road parking.

The cottage is located in the lovely quiet small moorland village which is situated within the heart of Bodmin Moor. The property will no doubt appeal to those purchasers who enjoy outdoor pursuits such as dog walking, hiking and have a desire for fresh air and unspoilt countryside. There are many renowned landmarks in the surrounding area to include the wonderful Golitha Falls, The Hurlers and Cheesewring found near Minion and Siblyback Lake which is a superb environment in which to undertake many water sports.

Common Moor lies approximately one and two miles from the villages of St Cleer and Minions respectively.

Both villages have some basic shopping and community facilities. Within St Cleer, there is a Primary School, Church, Village Hall and Village Shop currently under construction. Further amenities can be found in Liskeard, four miles to the south, with a mainline railway station and access to the A38 truck

road which links the town of Bodmin and the City of Plymouth.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

Covered Porch

Hallway

uPVC panel and double glazed door to the side, cloak cupboard.

Kitchen

2.3 x 2.07 (7'5" x 6'8")

uPVC double glazed windows to the side and rear, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, plumbing fitment for washing machine, freestanding electric oven and hob, stainless steel sink unit.

Dining Room

5.98 x 2.41 (19'6" x 7'9") (maximum)

uPVC double glazed windows to the side and rear, panel heater, stairs leading to the first floor with understairs storage cupboard, exposed beamed ceiling.

Lounge

4.47 x 3.39 (14'7" x 11'1")

Two uPVC double glazed windows to the front, old fireplace, exposed beamed ceiling.

Study

3.23 x 1.42 (10'6" x 4'7")

uPVC double glazed window to the front.

First Floor

Landing

uPVC double glazed window to the side.

Bathroom/WC

Shower cubicle with uPVC double glazed window to the side and electric shower, linen cupboard with shelving for storage, panelled bath, wash hand basin, low level wc, instantaneous water heater above the wash hand basin, uPVC double glazed window to the rear, electric fan heater.

Bedroom 1

3.04 x 2.39 (9'10" x 7'8")

uPVC double glazed window to the rear.

Bedroom 2

3.35 x 2.86 (10'10" x 9'4") (maximum)

uPVC double glazed window to the front.

Bedroom 3

3.34 x 1.58 (10'10" x 5'2")

uPVC double glazed window to the front, shelving recess.

OUTSIDE:

To the front, there is a gravelled path with small lawned garden area with provision for a potential parking space.

To the side, there is a raised garden currently laid to lawn.

COUNCIL TAX BAND

Band C

EPC RATING

Band G

SERVICES

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

As part of the renovations, new heating is likely to be required.

Average mobile coverage outside and fibre broadband available.

TENURE

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

VIEWING

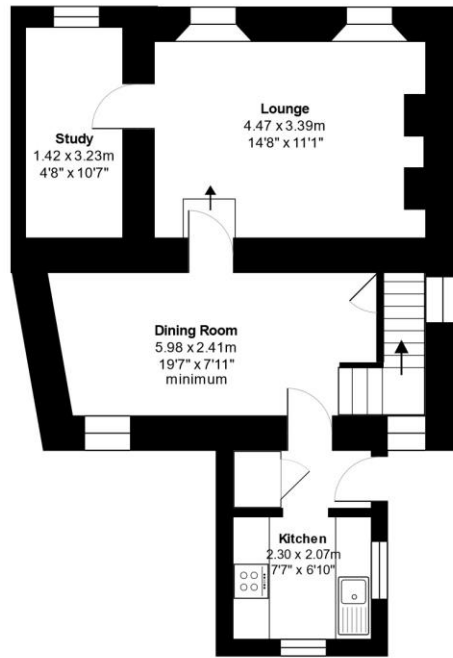
Strictly by prior appointment with the vendors agents – Jefferys

Tel: 01579-342400

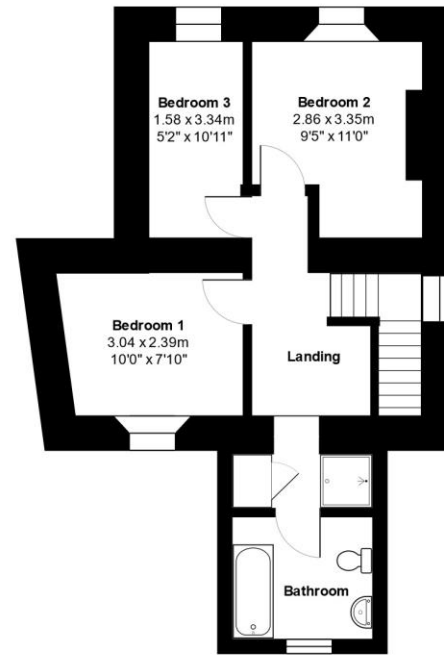
DIRECTIONS

From Liskeard proceed north to the village of St Cleer. Continue through the village turning right at the road junction and then immediately left signposted Common Moor. Continue down through Common Moor following the road without turning off where the property will be found on your right hand side.





Ground Floor



First Floor

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Total Area: 87.5 m² ... 941 ft²

All measurements are approximate and for display purposes only



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