



Welsby Terrace, St Cleer.

Jefferys ESTABLISHED 1865

3 Welsby Terrace

Liskeard

PL14 5DR

Price Guide £175,000

A character mid terraced cottage in the heart of St Cleer providing three bedrooms, gas central heating, modern double glazing with good sized garden to the rear is offered to the market with no onward chain.

Situated in this popular moorland village within walking distance of local facilities which include a primary school, church, village hall and public house. The local town of Liskeard is approximately three miles away hosting a range of shops, schools, banks, pubs and restaurants, leisure facilities, several churches and bus routes together with the main-line railway link via Plymouth to London (Paddington). The city of Plymouth is within commuting distance being approximately 20 miles away. The local scenery is outstanding with Bodmin Moor and the South Coast within a few minutes drive.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

Entrance Hall

uPVC double glazed entrance door, uPVC double glazed windows to the sides, electricity meter, crazy paved floor. Glazed inner door to:-

Lounge

17' 10" x 11' 9" (5.43m x 3.58m).

Full height feature stone fireplace, beamed ceiling, exposed stone wall, two uPVC double glazed windows to front, one with bench window seat, recessed shelving, radiator, two pendant light points.

Kitchen

16' 3" x 8' 2" (4.95m x 2.49m).

Range of floor and wall units with laminated work surfaces over, inset stainless steel sink unit with mixer tap (H&C), fitted wall cupboards, , two uPVC double glazed windows to rear, uPVC half glazed external door to rear. Triple ceiling spotlights, laminate stone effect flooring, space and plumbing for washing machine. Rise and turn staircase to First Floor. Ideal LPG combination boiler.

First Floor Landing

Doors leading to:-

Bedroom 1

12' 4" x 9' 9" (3.76m x 2.97m).

Built-in double wardrobe, pendant light point, fitted carpet. uPVC double glazed window to front enjoying views over the Church and surrounding unspoilt countryside, radiator.

Bedroom 2

12' 3" X 6' 4" (3.73M X 1.93M).

Fitted carpet, pendant light point, access to loft, radiator. uPVC double glazed window to front with views over the Church and surrounding countryside.

Bedroom 3

8' 4" (MAXIMUM) X 5' 3" (2.54M (MAXIMUM) X 1.60M).

Pendant light point, uPVC double glazed window to rear. Radiator.

Bathroom

White suite comprising panelled bath with electric shower above and fully tiled splashback, pedestal wash hand basin, low level close coupled WC, uPVC double glazed window to rear with obscure glazing, wall mounted electric fan heater, vinyl flooring.

OUTSIDE

Shared pathways to the front and rear with a large picturesque garden featuring lawn and shrub borders.



There is a small bin store to the rear with the old pig houses located at the end of the garden. To the front, there is a low maintenance garden.

SERVICES

Mains water, electricity and drainage. LPG gas fired combination boiler.

Good Mobile Coverage and Fibre Broadband.

MINING AND RADON

The property is in Cornwall, a county known for mining activity, and potentially high levels of Radon gas.

TENURE

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

COUNCIL TAX

Band: 'B'

EPC RATING

Band: 'F'

VIEWING

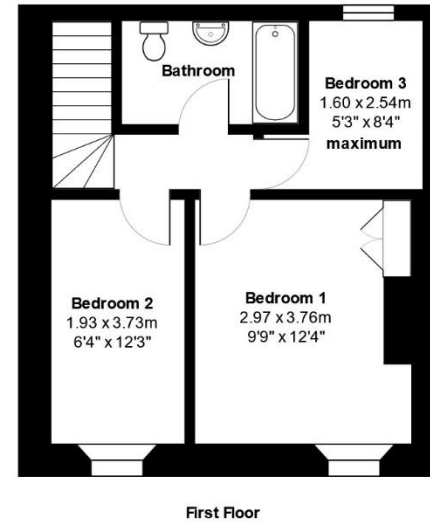
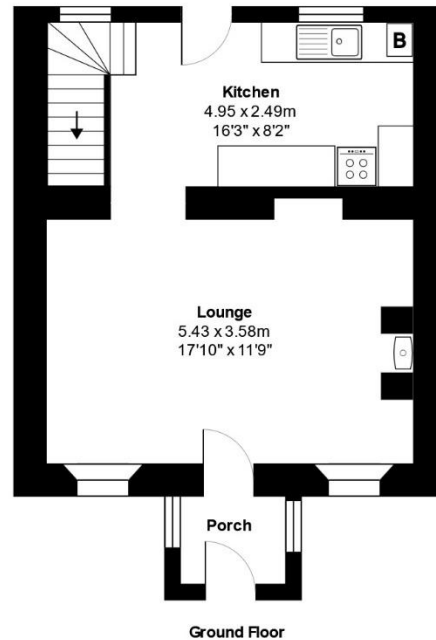
Strictly by prior appointment with the vendors agents – Jefferys

tel: 01579-342400

DIRECTIONS

From the centre of Liskeard proceed up the main street and at the Addington Roundabout bear left along the St Cleer Road. Where the road bends to the right proceed straight ahead and follow this road into St Cleer. The property will be seen on the left hand side on a slightly raised site opposite the church.





3, Welsby Terrace, Fore Street, St Cleer, PL14 5DR

Total Area: 66.3 m² ... 714 ft²

All measurements are approximate and for display purposes only



RICS rightmove
find your happy



St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

OFFICES AT: ST. AUSTELL • LOSTWITHIEL • LISKEARD

www.jefferys.uk.com

Jefferys ESTABLISHED 1865

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.