



Guide £150,000
Thorn Place, Liskeard PL14 4AR.

Jefferys ESTABLISHED 1865

1 Thorn Place Liskeard Cornwall PL14 4AR

Price Guide £150,000

Character semi-detached cottage situated in the town centre with enclosed rear garden. Potential to create off road parking. Numerous outbuildings. Requiring modernisation and improvement. * Available with no onward chain *

The property is situated in Liskeard which offers a variety of shopping facilities, good schooling, recreational facilities and a main-line railway station. The city of Plymouth is within commuting distance 18 miles to the east and the popular south coast resort of Looe is only 8 miles away with access to the coastal footpath and miles of outstanding scenery.

The property provides a spacious semi-detached, two bedroom cottage with rear garden. There is tremendous scope to add value with modernisation and improvement together with enhancing the off road parking opportunity which no longer suits the modern day car.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

Entrance Hall

uPVC panel and double glazed door to the front, Dimplex night storage heater. Doors from the Hall lead to:

Lounge

11' 5" x 10' 2" (3.48m x 3.1m)

uPVC double glazed window to the front, tiled open fireplace.

Dining Room

13' 7" x 9' 2" (4.13m x 2.8m)

uPVC double glazed window to the rear, tiled open fireplace, under stairs storage cupboard with shelves. Dimplex night storage heater.

Kitchen

7' 11" x 5' 11" (2.42m x 1.81m)

uPVC double glazed window to the rear, uPVC panel and double glazed door to the side, working surface with space under, stainless steel sink unit with double drainer, tall corner cupboard with built in shelves.

From the dining room, there are stairs leading to:

First Floor Landing

uPVC double glazed window to the side, doors off the landing to:

Bedroom 1

14' 6" x 10' 3" (4.43m x 3.12m)

uPVC double glazed window to the front, Dimplex night storage heater, built in wardrobe with access hatch to the roof space area.

Bedroom 2

11' 5" x 9' 3" (3.48m x 2.81m)

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

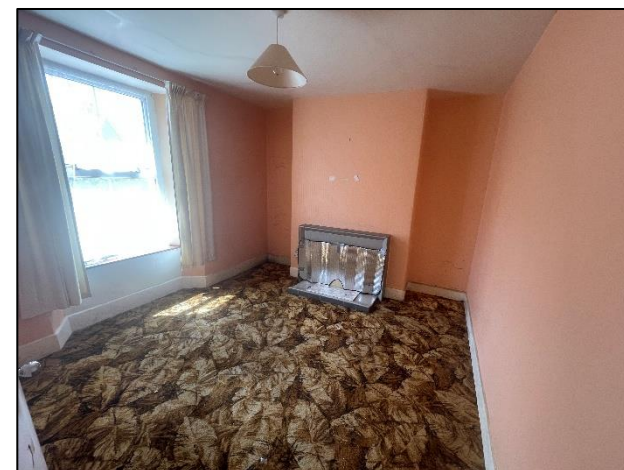
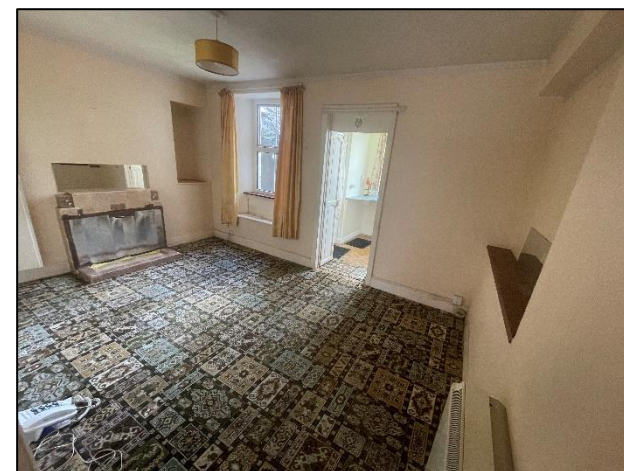
Bathroom

White suite comprising pedestal wash hand basin (H&C), metal bath (H&C) with tiled surround, low level WC. uPVC double glazed window to the rear.

OUTSIDE

To the front, there is large galvanised gate giving access to a concrete courtyard which has historically been used for parking. The modern day car would be too big to park off street without adaptations.

There is a former garage outbuilding measuring 15' 1" x 7' 8" (4.59m x 2.33m) with double doors to the front and a pedestrian door leading to the rear garden. Adjoining the outbuilding is a garden store measuring 9' 1" x 4' 2" (2.77m x 1.28m).



The rear garden is primarily laid to grass with paved pathways.

Immediately outside the Kitchen door is an outside Cloakroom/WC.

At the end of the garden is a further garden store.

SERVICES

Mains electricity, water and drainage. Electric heating.

Good Mobile Coverage and Fibre Broadband available.

TENURE

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

COUNCIL TAX

Band 'B'

EPC

Band 'F'

MINING AND RADON

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

WHAT3WORDS

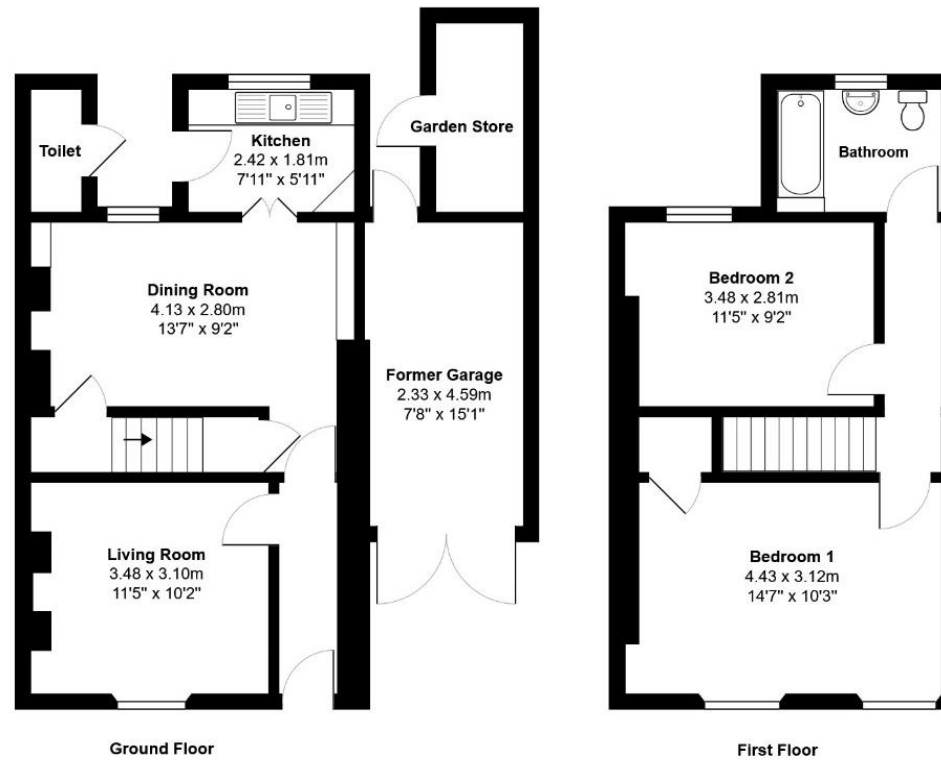
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VIEWING

Strictly by prior appointment with the vendors agents – Jefferys

tel: 01579-342400





1, Thorn Place, Liskeard, PL14 4AR

Total Area: 88.7 m² ... 955 ft²

All measurements are approximate and for display purposes only



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