



Guide £270,000

Trecarne View, St Cleer, PL14 5BS

Jefferys ESTABLISHED 1865

14 Trecarne View

St Cleer

Liskeard

Cornwall

PL14 5BS

Two bedroom detached bungalow with driveway parking, garage, double glazing and is situated on a spacious plot in a popular village location. Requiring modernisation and improvement.

* Available 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, 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 property provides a two bedroom detached bungalow requiring some modernisation and improvement located in a desirable area.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

Covered Porch

uPVC double glazed door to the front.

Entrance Hall

Night storage heater. Built in airing cupboard with factory insulated hot water cylinder and electric immersion heater.

Doors from the Hall lead to:

Lounge

5.04 x 3.63 (16'6" x 11'11")

uPVC double glazed window to the front, night storage heater, wood and stone effect fireplace with electric fire.

Kitchen/ Dining Room

3.80 x 3.64 (12'6" x 11'11")

uPVC double glazed window to the rear, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit, electric oven and electric hob, night storage heater.

Bathroom/WC

White suite comprising pedestal wash hand basin (H&C), panel bath (H&C) with tiled surround and electric shower over, low level WC. Heated Towel Rail. uPVC double glazed window to the rear. The bath is fitted with a hoist to help with mobility issues.

Bedroom 1

3.65 x 3.04 (12' x 10')

uPVC double glazed window to the rear.

Bedroom 2

3.64 x 3.03 (11'11" x 9'11")

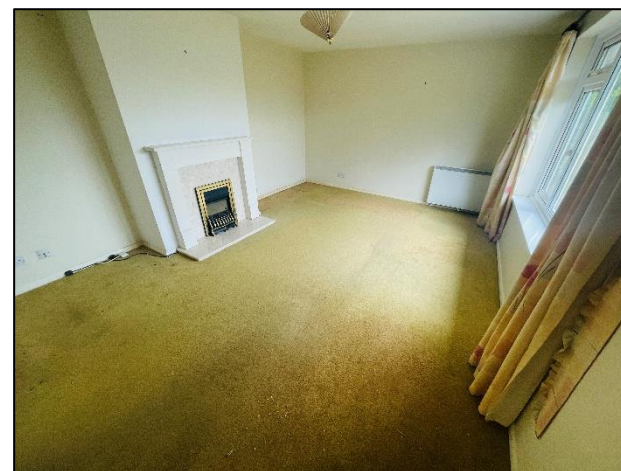
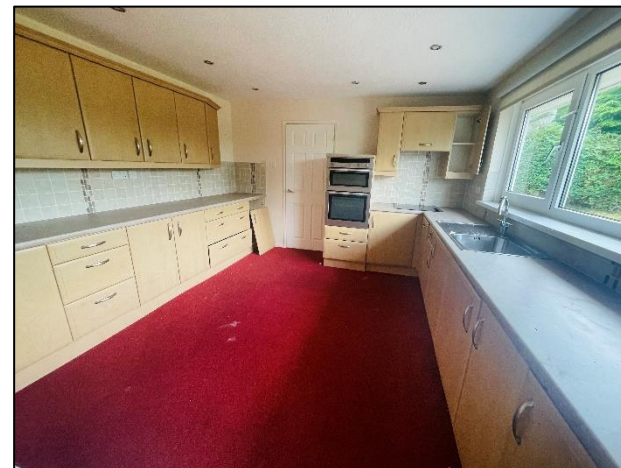
uPVC double glazed window to the front, Dimplex night storage heater.

OUTSIDE

To the front, there is a gravel driveway leading to the Garage Measuring 7.41 x 2.56 (24'4" x 8'5") with window and pedestrian door to the rear with up and over door to the front. Electric is connected.

The front gardens provide mature shrubs with lawn garden areas.

To the rear there is a further lawn area with shrub borders.



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 'C'

EPC

Band 'E'

MINING AND RADON

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

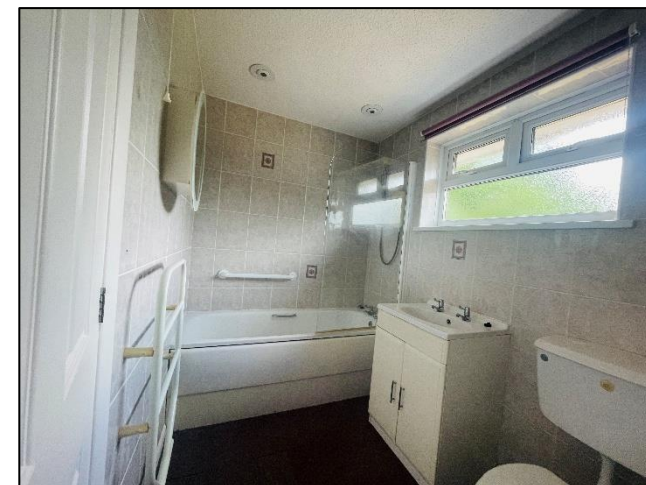
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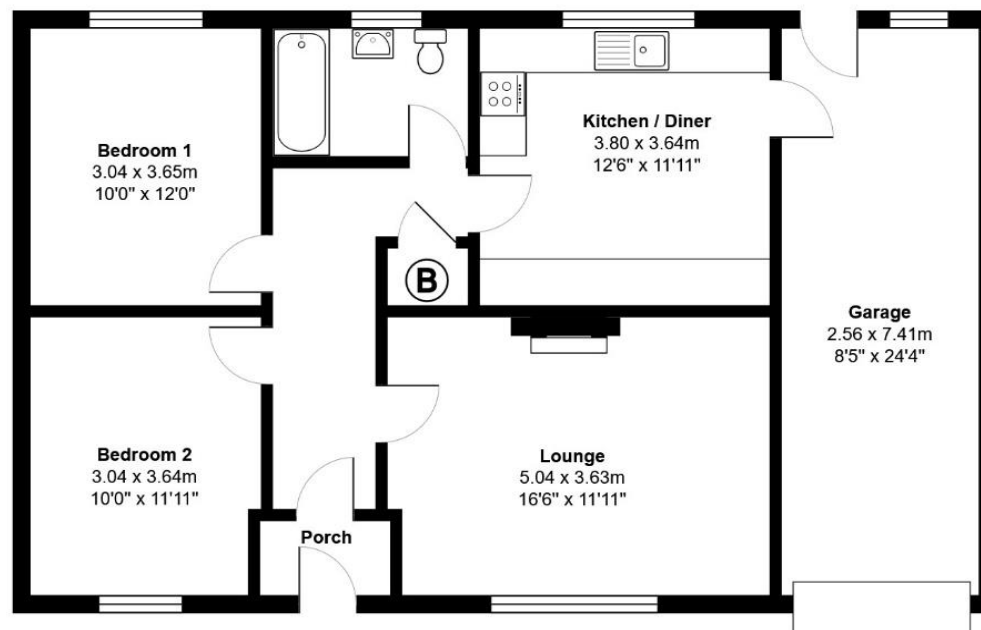
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VIEWING

Strictly by prior appointment with the vendors agents –
Jefferys

tel: 01579-342400





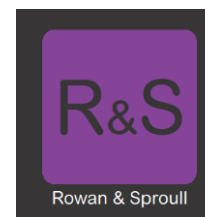
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Total Area: 68.9 m² ... 742 ft²

All measurements are approximate and for display purposes only



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