



St Cleer, Liskeard

Guide Price: £460,000

Jefferys ESTABLISHED 1865

Trenarren

PL14 5DN

A detached four/five bedroom chalet bungalow situated within a gated community in the heart of the village.

The property offers four/five good sized bedrooms with an ensuite facility, ample off road parking, double garage, oil central heating and double glazed windows. To the rear there is a private garden.

The bungalow is laid out providing a combination of room sizes which work well for day-to-day 'cosy' living as well as entertaining. In the summer the bungalow can be opened up in an open-plan like manner and as the days shorten partitioned-off for a more snug feel.

For sale 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.

ACCOMMODATION

(All measurements being approximate)

Ground Floor

Entrance Hall – uPVC double glazed door to the front, radiator.

Lounge – 8.50 x 4.06 (27'8" x 13'3") – uPVC double glazed window to the front, patio doors to the rear, two radiators, brick fireplace with slate mantle and hearth with woodburner in situ.

Dining Room – 4.71 x 4.63 (15'4" x 15'1") minimum – Two uPVC double glazed windows to the rear, radiator, under stairs storage cupboard with parquet tile flooring throughout.

Kitchen – 3.66 x 3.66 (12' x 12') – uPVC double glazed window to the front, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under for dish washer, one and a half bowl stainless steel sink unit, oil fired Heritage cooker and boiler to heat water and radiators throughout.

Snug/Bedroom 5 – 4.28 x 3.69 (14' x 12'1") – uPVC double glazed window to the front, radiator.

Inner Hall - airing cupboard with factory insulated hot water cylinder and electric immersion heater, radiator.

Bathroom/wc – uPVC double glazed window to the rear, suite comprising bath, shower cubicle with electric shower, low level wc, wash hand basin, heated towel rail, radiator, partly tiled walls.

Bedroom 1/Study – 4.33 x 4.17 (14'2" x 13'6") – uPVC double glazed window to the side, night storage heater, radiator, built in shelving.

Bedroom 2 – 4.17 x 4.06 (13'6" x 13'3") – uPVC double glazed window to the side, night storage heater, radiator.

En-Suite Bathroom/wc - uPVC double glazed window to the side, suite comprising bath, low level wc, wash hand basin, radiator, partly tiled walls.

Utility Room – 3.12 x 2.42 (10'2" x 7'9") – uPVC double

glazed window to the side, door to the side, radiator, built in units with stainless steel sink unit. Plumbing for washing machine. The room provides access directly into the garden and also the garage.

First Floor

Landing – two linen cupboards with hanging rail and shelving.

Bedroom 3 – 4.49 x 3.82 (14'7" x 12'5") minimum – 2 Velux roof lights, wardrobe with hanging rail and shelving, radiator.

Bathroom/wc – Velux roof light, suite comprising bath with shower over, low level wc, wash hand basin, radiator, partly tiled walls.

Bedroom 4 – 6.66 x 4.5 (21'8" x 14'7") maximum – 2 Velux roof lights, large walk in wardrobe, wardrobe with hanging rail and shelving, radiator.

Outside

Garage – 5.43 x 4.97 (17'8" x 16'3") – window to the rear, two, up and over doors to the side.

Driveway with ample parking for several vehicles to the side and rear with electric car charging point.

To the front of the property, there is a private pathway leading from a rockery garden area adjoining the parking. The path provides access to the rear garden to the side where there is a log store and garden shed. The rear garden is bounded by mature shrubs and has a sunken patio area.

COUNCIL TAX Band F

EPC RATING Band E

SERVICES

Mains water, electricity and drainage are connected to the property.

Heating for the property is an oil fired Heritage cooker which heats water and radiators throughout. There are also electric night storage heaters. These are positioned throughout parts of the accommodation.

Good Mobile Coverage and Broadband available.

There is an intruder alarm.

TENURE

The property is being sold as Freehold with vacant possession upon completion subject to grant of Probate.

MINING AND RADON

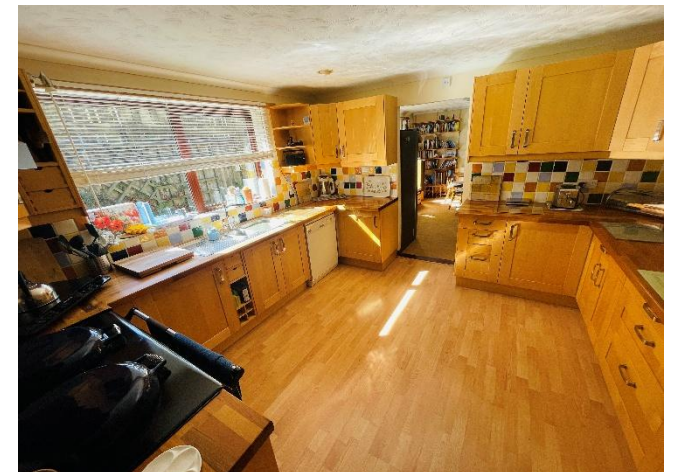
The property is in Cornwall, a county known for mining activity, and potentially high levels of Radon gas.

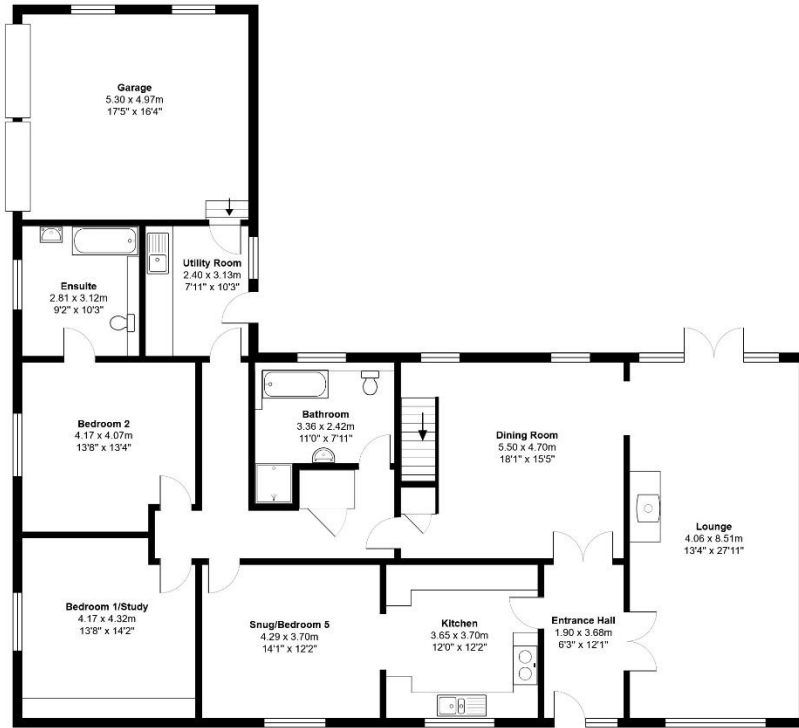
DIRECTIONS

From Liskeard proceed to the village of St Cleer. Keep the church on your right hand side and then shortly after the bend, turn right into a gated community where the bungalow will be found on your right hand side.

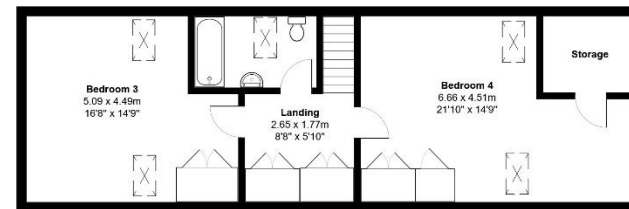
VIEWING

Strictly by prior appointment with the Agents - Jefferys (01579 342400)





Ground Floor



First Floor

Trenarren, St Cleer, PL14 5DN

Total Area: 241.0 m² ... 2594 ft² Excluding Garage

All measurements are approximate and for display purposes only



rightmove
find your happy



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