



3 Trevillis Park, Liskeard, PL14 4EF  
O.I.E.O £260,000

**Jefferys** ESTABLISHED 1865



# 3 Trevillis Park Liskeard Cornwall PL14 4EF

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A modernised and improved three bedroom semi-detached house located in a popular residential area close to the town centre and railway station. The property benefits from modern UPVC double glazed windows, gas central heating and recently converted garage to form spacious utility room, off-road parking and gardens to the rear.

The property is situated within the former market town of Liskeard. The property is situated a short distance from the town centre amenities and the mainline railway station linking the town to Plymouth and London Paddington. Liskeard is well placed with the popular south coast resort of Looe only being some eight miles away. Bodmin Moor being easily accessible for numerous pursuits and miles of outstanding scenery.

The property is located on a popular residential housing development and is well presented throughout.

## THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:- SPACIOUS ENTRANCE HALL

Composite door to the side with uPVC double glazed window to the side, two radiators.

## UTILITY ROOM

9'8" X 7'3" (3.00M X 2.21M)

uPVC double glazed window to the side, radiator, working surfaces with cupboards under, stainless steel sink unit, plumbing for washing machine, wall cupboards.

## OPEN PLAN HORSE SHOE SHAPE LIVING/KITCHEN/DINING AREA COMPRISING:-

LOUNGE 15'7" X 11'9" (4.78M X 3.62M)

uPVC double glazed window to the front, radiator, laminate flooring.

## DINING AREA

12' X 8'7" (3.67M X 2.65M) (MAXIMUM)

French doors to the rear, radiator, understairs storage cupboard with built-in shelving.

## KITCHEN

11'7" X 8'7" (3.58M X 2.64M)

uPVC double glazed window to the rear, modern kitchen units comprising wall cupboards and working surfaces with cupboards and pan drawers under, composite sink unit, built-in fridge and dishwasher, raised oven and microwave, built-in electric hob.

## FIRST FLOOR LANDING

Access to the roof space area, large airing cupboard with modern gas fired Vaillant combination boiler which heats water and radiators throughout.

## BEDROOM 1

15'8" X 18'8" (4.81M X 2.69M)

uPVC double glazed window to the rear overlooking the garden, radiator, built-in wardrobe with shelf.

## BATHROOM/WC

Suite comprising panelled bath with glazed screen and shower over, low level wc, wash hand basin, heated towel rail, partly tiled walls, vinyl flooring, uPVC double glazed window to the side.

## BEDROOM 2

12'4" X 11'9" (3.79M X 3.65M)

uPVC double glazed window to the front, radiator, built-in wardrobe.

## BEDROOM 3

8'7" X 8'2" (2.65M X 2.50M)

uPVC double glazed window to the front, radiator.



## OUTSIDE

Brick paved parking area to the front for two vehicles.

## FORMER GARAGE/STORE

8' X 5'6" (2.45M X 1.71M)

Up and over door to the front, electric connected with light fitting. The Garage is no longer large enough to store a car.

## **GARDENS**

Tarmac pathway to the side leads to a pleasant decked area ideal for alfresco dining.

Off the decking, there is a lawn garden with gravelled border together with a child's play area with artificial grass. Externally, there is an outside water tap and double electric socket.

## **SERVICES**

All mains services are connected to the property.

Gas fired central heating.

Broadband connected.

## **COUNCIL TAX**

Band C

## **EPC**

Band C

## **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





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**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

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