



Dean Street

Liskeard

PL14 4AD

£325,000

- HENRY RICE BUILT FAMILY HOME
- FOUR DOUBLE BEDROOMS
- SOUTH FACING COURTYARD GARDEN
 - DRIVEWAY PARKING
 - MODERN KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1334.74 sq ft



4



1



2



D56

ENTRANCE PORCH:

Glazed windows to three sides. Gas meter. Modern wooden glazed door to

ENTRANCE HALL:

Dado rail. Stairs rising to first floor with storage area under. Radiator. Telephone point. Doors off

DINING ROOM:

14'6" x 9'3" (4.42m x 2.82m)

The main feature of this room is the Georgian eye level cast iron open fireplace with slate hearth. uPVC double glazed sash window to front. Picture rail. Radiator.

LOUNGE:

13'6" x 11'5" maximum (4.14m x 3.5m maximum)

Georgian cast iron open fireplace with wooden Georgian mantle over and slate hearth. Cupboards and shelving to side. uPVC double glazed sash window overlooking rear courtyard garden. Picture rail. Radiator. Television aerial point.

KITCHEN/BREAKFAST ROOM

KITCHEN AREA:

12'4" x 7'8" (3.78m x 2.36m)

Large uPVC double glazed window overlooking rear courtyard garden, further small uPVC double glazed window and glazed wooden door to rear. Extensive range of fitted cupboards and wall units under Quartz work surfaces. Stainless steel gas hob with double oven and grill under and extractor fan and lighting over. Integral fridge and dishwasher. Under unit lighting. One and a half bowl single drainer sink unit. Fuse box.

BREAKFAST AREA:

12'0" x 6'3" maximum (3.68m x 1.93m maximum)

uPVC double glazed sash window overlooking rear courtyard garden. Quartz Breakfast bar. Integral Hotpoint fridge/freezer. Cupboard housing Ideal Logic combi 35 with an extended warranty. Cupboard under Quartz work surface with space and plumbing for washing and tumble dryer. Range of wall cupboards over. Under unit lighting. Radiator. Composite door to side of the property.

From the Hall, stairs rise to

HALF LANDING:

Stairs rise to full landing, two steps up to

FAMILY BATHROOM:

12'4" x 7'8" (3.76m x 2.34m)

Two obscure uPVC double glazed windows to side. Double ended roll top claw foot bath with mixer taps and shower attachment. Corner shower cubicle with shower over. WC and vanity wash hand basin with cupboards. Grey ladder effect radiator.

FIRST FLOOR LANDING:

Doors to bedrooms, access to loft space, cupboard housing electric meters. Ornate feature roof light.

BEDROOM FOUR:

11'5" x 9'1" (3.48m x 2.79m)

uPVC double glazed sash window to rear. Radiator.

BEDROOM TWO:

13'5" x 12'0" (4.11m x 3.68m)

Two uPVC double glazed sash windows to front. Picture rail. Radiator.

PRINCIPAL BEDROOM:

13'6" x 11'5" maximum (4.14m x 3.5m maximum)

uPVC double glazed sash window to front. Picture rail. Radiator.

BEDROOM THREE:

13'1" x 12'0" maximum (4.01m x 3.68m maximum)

uPVC double glazed sash window overlooking rear courtyard garden. Radiator

THE GARDENS:

To the front of the property is a raised area with various flowers and shrubs and driveway parking. To the rear of the property is an enclosed secure large landscaped courtyard garden which consists of a timber shed with power points and a built in workbench, outside storage area with plumbing for a WC, a patio area and a raised flower bed. Gates with access to the side of the property.

AGENTS NOTE:

This property is subject to a flying freehold.

MATERIAL INFORMATION:

Verified Material Information

Asking price: Offers in region of £325,000

Council tax band: D

Council tax annual charge: £2342.54 a year (£195.21 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply



Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Open fire

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Allocated and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Liskeard conservation area

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: Pedestrian access to local houses

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Directions To Property

Sat Nav: PL14 4AD What3Words: ///trackers.bridges.comet



Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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