



Clover Drive

Liskeard

PL14 6FL

Asking Price £180,000

- Suitable For First Time Buyers Or Investors
- Well Presented Home
 - Two Bedrooms
 - Living Room
- Kitchen/Dining Room
- Enclosed Rear Garden
 - Off Road Parking
- Scan QR For Material Information



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 624.31 sq ft



Entrance via a composite door with obscure glazed pane opening into:

Hallway:

Stairs rising to the first floor. Radiator. Doors off

Cloakroom:

uPVC double glazed window to front. Low level WC. Pedestal wash hand basin with tiled splashbacks. Radiator.

Living Room:

15'2" x 9'6" (4.63 x 2.92)

uPVC double glazed window to front. Built-in storage cupboard.

Television point. Radiator. Door to

Kitchen/Dining Room:

12'5" x 7'11" (3.81 x 2.42)

A uPVC double glazed window provides a pleasant view of the rear garden, while matching double doors offer direct access to the outdoor space. The kitchen is well-equipped with a range of fitted wall and base units, complemented by roll-top work surfaces. It features a one-and-a-half bowl stainless steel sink with a mixer tap and tiled splashback.

Modern integrated appliances include an oven with a four-ring gas hob, fridge/freezer, dishwasher, and washing machine. A radiator completes the space, ensuring warmth and comfort.

From the Hallway stairs lead upto the

First Floor Landing:

Doors off

Bedroom:

12'7" x 8'2" (3.84 x 2.50)

uPVC double glazed window overlooking the rear garden. Loft access. Radiator.

Family Bathroom:

6'4" x 5'6" (1.94 x 1.69)

Panelled bath with mixer shower tap and glazed shower screen. Pedestal wash hand basin with tiled splashback. Low level WC. Part tiled walls.

Bedroom:

12'7" x 8'7" (3.85 x 2.64)

uPVC double glazed window to front. Built-in storage cupboard. Radiator.

Outside:

The property is reached via a footpath leading to the front entrance and includes off-road parking for one vehicle.

To the rear, the fenced garden showcases a generous decked area ideal for outdoor dining and hosting gatherings. There is also a timber shed positioned at one end of the garden, providing storage.

Material Information:

Verified Material Information

Council Tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

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

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Great, EE - Great

Parking: Allocated and Driveway



Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area 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: B

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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.





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
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area
Manager Lizzie Collins
01726 72236

Contact Us

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