



**Chymengleth Pollards Close, Pensilva Liskeard PL14 5RY**

**welcome to**

**Chymengleth Pollards Close, Pensilva Liskeard**

A detached family bungalow in Pensilva. This bright, spacious home has beautiful grounds surrounding that are private and enclosed. There is a garage & driveway, 3 bedrooms, 2 reception rooms including a 24ft lounge, 2 shower rooms, a kitchen and a larder. This place is a must view, call us today!



## Front Aspect

As you approach the property at the end of the cul de sac you will see a multi car driveway and a garage. A gate will give you access to the rear where there is a patio area perfect for soaking up the sun. From here a pathway takes you to the main garden area, designed beautifully.

## Entrance Hall

Ceiling light, radiator, carpet flooring, double glazed window to front, loft access, doors giving access to the three bedrooms, larder and bathroom.

## Lounge

24' 6" max x 12' 7" max ( 7.47m max x 3.84m max )

A beautiful, spacious lounge with lots of natural light. The lounge has ceiling lights, radiator, double glazed windows to the side as well as patio doors to the front garden area, There is an electric fire place, carpet flooring and a door to the kitchen, remote control blinds.

## Kitchen

14' 1" max x 9' 5" max ( 4.29m max x 2.87m max )

A well designed howdens kitchen with ceiling spot lights, double glazed windows to the side and rear, door to gardens, wall and floor mounted units, extractor fan, integrated appliances include fridge, dishwasher and range cooker. There is also a radiator and laminate flooring, remote control blinds.

## Larder

8' 6" max x 6' 10" max ( 2.59m max x 2.08m max )

Ceiling light radiator, wall and floor units, space for fridge freezer, double glazed window into the sun room.

## Sun Room

22' 3" max x 7' 10" max ( 6.78m max x 2.39m max )

My favourite room in the property, perfect for hosting with doors that bring the outside in, Ceiling spot lights, radiator, 2 velux windows, carpet flooring, double glazed windows to the rear, door to rear gardens, access to shower room and garage, remote control blinds.

## Shower Room

Ceiling light, fully tiled with panelling around the shower, heated towel rail, shower cubicle, wash hand basin, double glazed to rear.

## Garage

16' 5" max x 10' 7" max ( 5.00m max x 3.23m max )

Electric up and over door, radiator, storage, power and plumbing, space for washing machine, tumble dryer and freezer.

## Bedroom One

11' 9" max x 8' 8" max ( 3.58m max x 2.64m max )

Ceiling light, carpet flooring, double glazed window to front, built in wardrobes.

## Bedroom Two

11' 10" max x 9' 8" max ( 3.61m max x 2.95m max )

Ceiling light, double glazed window to front, carpet flooring, radiator, remote control blinds.

## Bedroom Three

12' max x 7' 8" max ( 3.66m max x 2.34m max )

Ceiling light, carpet flooring, radiator, double glazed window to rear, remote control blinds.

## Bathroom

Ceiling light, tiled walls and floor, w/c, shower cubicle, bath tub, heated towel rail, extractor fan, double glazed window to rear.

## Gardens

Beautiful wrap around gardens that are enclosed, private and useable all year round. To the rear of the property is a paved and patio area, with Cornish wall surrounds including bushes and shrubs, a lovely place to sit and relax that leads into the sun room. From here you will walk towards the side of the property where you will see a work shop that used to be a garage with a green house to the back of it. Here you will see the beautiful gardens with a pathway leading you through it, the majority of the garden is laid to lawn, however there is a good sized decking area with a summer house in the far corner

and raised vegetable beds. Mature shrubs and flower borders throughout with Cornish stone walling.



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## Chymengleth Pollards Close, Pensilva Liskeard

- DETACHED BUNGALOW
- GORGEOUS, SUNNY GARDENS
- THREE BEDROOMS
- 16FT GARAGE WITH DRIVEWAY
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: D

# £455,000



Please note the marker reflects the postcode not the actual property

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