



Sunnyside, Common Moor Liskeard PL14 6EW

welcome to

Sunnyside, Common Moor Liskeard

We are proud to present this wonderful three bedroom home in the popular Hamlet of Common Moor. This character property has had a modern touch added and the garden has been made into the perfect retreat from the stresses of day to day life. This property is a must view!!



Front Elevation

To the front of the property is a pathway leading to the entrance porch.

Entrance Porch

Double glazed windows to the side, rear and above, Tiled flooring, Door to kitchen/diner. A perfect place for shoes and coats when you enter.

Kitchen/Diner

16' 2" max x 11' 1" max (4.93m max x 3.38m max)
Ceiling lights, radiators, wall mounted and floor based units, space for fridge, freezer & range cooker. Extractor fan, pantry cupboard. An Original fire place that has been capped along with beams and tiled flooring giving the perfect blend of modernisation and character. Doorways to utility room and lounge.

Utility Room

16' 2" max x 11' 1" max (4.93m max x 3.38m max)
Ceiling light, wall mounted and floor based units, 1 1/2 sink and drainer, space for washing machine and tumble dryer, integrated dishwasher, door to bathroom, stable door to the rear garden.

Bathroom

Located on the ground floor this bathroom offers plenty of space. There are ceiling lights, bath with shower over head, radiator, storage cupboard, w/c, wash hand basin, part tiled wall, laminate flooring, double glazed window to rear.

Lounge

16' 1" max x 15' 7" max (4.90m max x 4.75m max)
A lounge full of character, natural light and gives a feeling of cosines as soon as you step in. There are ceiling lights, double glazed windows to the front, radiators, carpet flooring, staircase to the 1st floor and a beautiful stone fire place with a dual burner, perfect for those winter nights in the countryside.

Landing

Ceiling light, double glazed windows to side and rear, radiator, velux window, doors to the three bedrooms.

Bedroom One

12' 6" max x 10' 9" max (3.81m max x 3.28m max)
A feature beam holds the lights for this bedroom, along with double glazed windows to the front, a velux window, radiator and carpet flooring.

Bedroom Two

11' 4" max x 7' 4" max (3.45m max x 2.24m max)
Ceiling spot lights, double glazed window to the front, built in wardrobe, radiator, loft access and carpet flooring.

Bedroom Three

9' 1" max x 8' 1" max (2.77m max x 2.46m max)
Ceiling spot lights, built in wardrobe, double glazed window to the front, carpet flooring,

Rear Garden

Stepping out from the utility room you can go two ways, if you go to the left there is a pathway made out of slate with grass surrounding. There is access to a stone built shed (believed to have previously been the goat shed) with power. As you get to the end of this part of the garden there is a further unit used as a log store as well as the multi car driveway. If you were to go straight ahead as you step of the utility room then you will walk up a couple of steps to a flat lawn area, again with slate flooring that will lead you to the patio area, perfect for sitting and enjoying the tranquility of Common Moor. Further to here is another raised lawn area with countryside views.

The garden is private, enclosed and also has a pond.

Parking

To the rear of the property is a multi-car gravel driveway, laid at the start of June this year.



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Sunnyside, Common Moor Liskeard

- THREE BEDROOMS
- END TERRACED
- COTTAGE
- REAR GARDEN
- COUNCIL TAX BAND A

Tenure: Freehold EPC Rating: G

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105222 - 0005

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