



Juniper Walk  
Liskeard | Cornwall



Town • Country • Coast

Offers In Excess Of £185,000



Situated in a tucked away position away from passing traffic is this well presented modern 2 bedroom property with enclosed garden at the rear and an allocated parking space. This stylish property could suit first time or investment buyers alike and is offered for sale with no onward chain.

The property has a small lawned garden at the front with a pathway to the front door which leads into the hallway where there is a cloakroom with W/C. A door leads into the spacious living room with a front facing window and there is an open-plan kitchen and dining room at the rear with patio doors leading into the rear garden. On the first floor there are 2 spacious double bedrooms with the front bedroom enjoying a pleasant outlook over the green areas and trees across from the property. There is also a well appointed bathroom.

The rear garden is enclosed via wooden fencing with a pathway at the side with gated access to the rear. The house is located on the edge of the town, in a very peaceful tucked away area that overlooks an area of greenland and trees, and where all sorts of wildlife can regularly be spotted around.



## Situation

The town centre is only a short 10 minute walk away from the property. There are weekly markets, plenty of eating establishments, takeaways, and friendly local pubs, within the heart of the town. The usual market town facilities can be found in Liskeard including a wide range of shopping, educational and recreational facilities with a sports centre and main line railway station. The city of Plymouth lies within commuting distance where there is also excellent shopping, and car ferry to France and Spain. The property is also only a short circa 5 minute drive to the beautiful Bodmin Moor. The moorland villages of Minions and Pensilva have car parks from which you can enjoy long walks or bike rides exploring the endless landscape and taking in the beautiful views. It is approximately a 20 minute drive across the moors to the famous Jamaica Inn hotel and restaurant and the south coastline towns of Looe and Seaton can be reached in a circa 15 minute drive.

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## Entrance Hallway

## Living Room

15'1" max x 9'4" (4.61m max x 2.85m)

## Kitchen/Breakfast Room

12'6" x 8'0" (3.82m x 2.46m)

## W/C

4'9" x 2'11" (1.46m x 0.90m)

## First Floor Landing

## Bedroom 1

12'7" max x 8'5" (3.86m max x 2.58m)

## Bedroom 2

12'7" x 8'2" (3.86m x 2.49m)

## Bathroom

6'3" x 5'6" (1.93m x 1.69m)

## Services

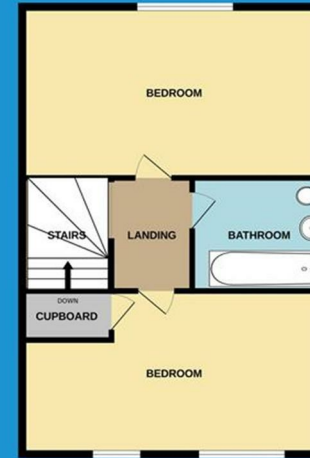
Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

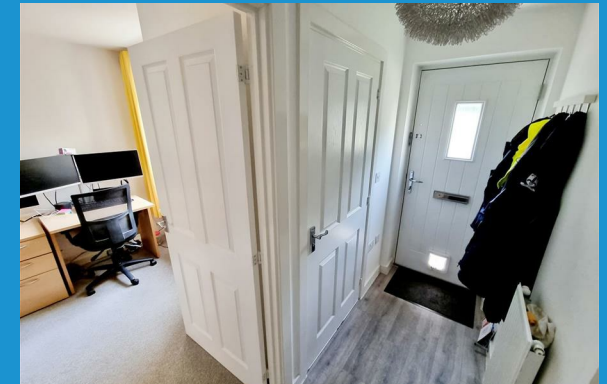
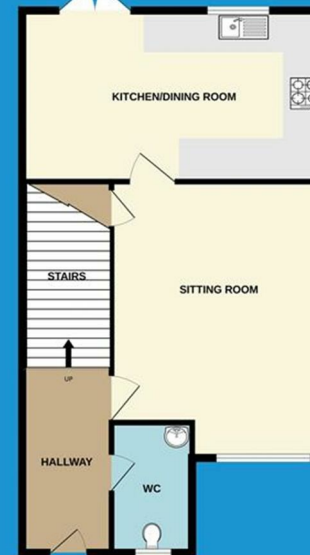
Council Tax Band B.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## First Floor



## Ground Floor



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

01566 706706 | [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)

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