



Christa Court
Upton Cross | Cornwall



Town • Country • Coast



A deceptively spacious 3 bedroom house set in a peaceful cul-de-sac setting enjoying lovely country views over fields at the rear. The property has driveway parking at the front alongside a car port and an enclosed established garden with lovely seasonal colour at the rear.

The property is accessed via a side door from the car port, which is a useful covered area ideal for storage or an additional seating area with a back door into a tool shed. The door into the property leads you into a hallway area which is open to the kitchen, creating a light and spacious feel. The kitchen features a range of wall and base units and a front facing window. From the hallway there are stairs that rise to the first floor.

There is a spacious open-plan living room and dining room which is dual aspect with doors leading into a conservatory at the rear which overlooks the garden. On the first floor there are 3 spacious bedrooms with the back bedrooms taking full advantage of the wonderful country views alongside the family bathroom. The rear garden is laid to lawn with a patio area and features a wide range of plants and shrubbery and offers good privacy. From here there is a back door into the tool shed.



Situation

Upton Cross is a rural village which is in an area of outstanding natural beauty, on the fringes of Bodmin Moor. It lies between Liskeard and Launceston and neighbours the popular villages of Rilla Mill and Minions where there is a green and public house. Amenities offered in the village include a primary school, post office and local shop, parish church, village hall and the 17th century Cardon Inn. The nearby hamlet of Rilla Mill gives easy access to the main public commuter road with a popular public house. The property neighbours two towns namely Launceston and Liskeard with an array of shopping, banking and leisure facilities with transport links to outlying area, with a main line railway link from London Paddington to Penzance.

Directions

The postal code for the property is PL14 5BX. The property can be found by driving into Christa Court and take the left hand turning and the property will be on your right hand side.

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Hallway

Kitchen

11'1" x 8'8" (3.38m x 2.66m)

Living Room

13'4" x 10'6" (4.07m x 3.21m)

Dining Room

9'2" x 8'1" (2.81m x 2.48m)

Conservatory

9'8" x 7'5" (2.95m x 2.27m)

Tool Shed

9'1" x 5'3" (2.78m x 1.62m)

First Floor

Airing Cupboard and Cupboard

Bedroom 1

15'7" x 9'7" (4.77m x 2.93m)

Bedroom 2

13'3" max x 10'5" (4.05m max x 3.20m)

Bedroom 3

10'0" x 8'9" (3.07m x 2.68m)

Bathroom

9'1" x 5'9" (2.78m x 1.76m)

Services

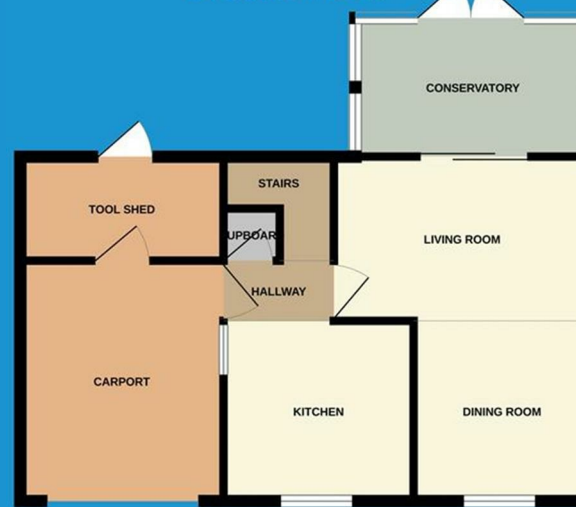
Mains Electricity, Water and Drainage.

Electric Storage Heating.

Council Tax Band B.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First 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.

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