



18 Moorland View

Liskeard | Cornwall



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Tucked away at the end of this quiet cul de sac is this 2 bedroom semi-detached bungalow. The property has an enclosed rear garden and has private off-road parking. Available with no forward chain.

You step into an 'L' shaped hallway with a useful built-in storage cupboard to one side. The reception room is a great size sitting/dining room which is front aspect. Next to this room is the kitchen which has a range of eye and base level units. There is a door to the side leading out to the driveway.

Overlooking the rear garden are both bedrooms 1 and 2. The master bedroom has plenty of space for freestanding furniture. Bedroom 2 has French Doors giving great access out to the enclosed rear garden. The wet room has a matching 3 piece suite and has a side aspect window.

In front of the property are 2 off road parking spaces with a small area of lawn to one side. The rear garden is fully enclosed to all sides and has a patio area which adjoins an area of lawn. To one side is a garden shed and gate out to the side path.





### Situation

The town centre is only a short distance 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.

### Directions

The property postcode is PL14 3TQ. What Three Words 'mint.turns.surveyors' will take you directly to the property. The property can be found by driving into Liskeard from the Callington and at the roundabout proceed ahead into Callington Road. At the next junction turn right into the B3254. After a short distance turn right into Moorland View. Proceed into the development bearing sharp right and the property is located at the end of the cul de sac on your right.

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## Entrance Hallway

**Sitting Room / Dining Room**  
16'1" x 10'7" (4.91m x 3.24m )

**Kitchen**  
8'11" x 8'7" (2.73m x 2.64m )

**Bedroom 1**  
12'3" x 10'7" (3.74m x 3.24m )

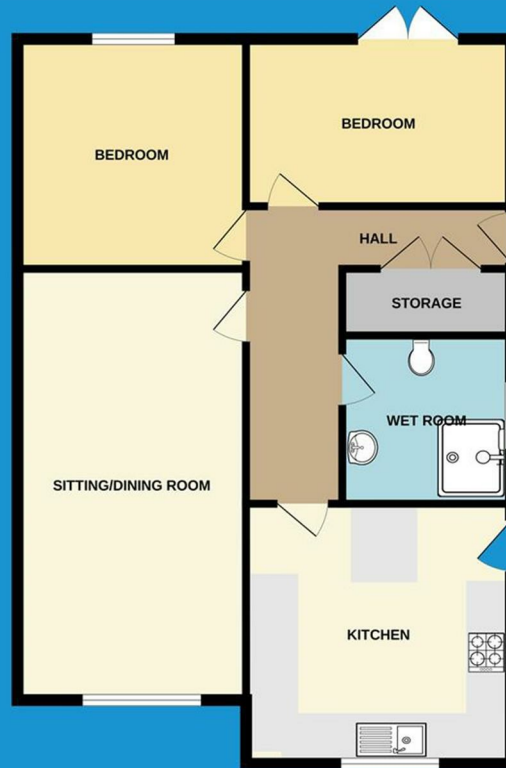
**Bedroom 2**  
8'8" x 8'11" (2.65m x 2.73m )

**Bathroom**  
8'11" x 5'5" (2.73m x 1.67m )

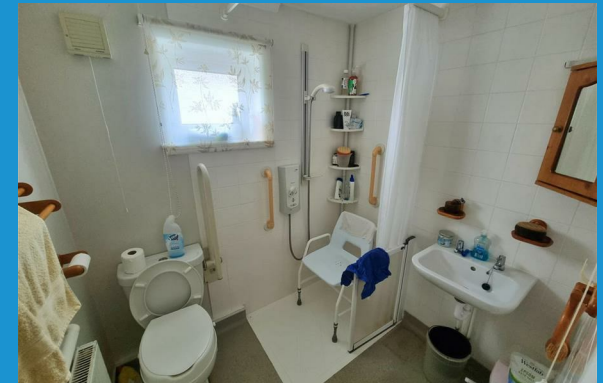
## Services

Mains Electricity, Gas, Water and  
Drainage.

Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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



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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