



Herring Road  
Liskeard | Cornwall



Town • Country • Coast





Nestled on the fringe of Liskeard is this well presented 3 bedroom semi-detached property. Modernised throughout and perfect as a family home or an investment property. This property benefits from off road parking, spacious living accommodation and a good size garden. Conveniently close to a range of local amenities and transport links, this property is fantastically connected to local towns and cities alike.

You enter the property into a large hallway. A downstairs W/C is found just off the hallway. The kitchen offers a range of eye and base level units as well as ample worktop space. There is also a built in eye level double oven. To the rear of the property is the living room, offering fantastic space for relaxing. Double doors also offer direct access to the rear garden and fantastic decked area. Just off the living room is the converted garage which now is a perfect space for a dining room or perhaps a home office. Sliding doors also offer fantastic access to the rear garden.

On the first floor are 2 large double bedrooms and 1 single. The family bathroom is front aspect and offers a bath and separate shower enclosure. The second bedroom is also front aspect and benefits from alcoves perfect for storage. The third bedroom is rear aspect and found at the top of the stairs. Finally, the master bedroom is found to the rear of the property and is a fantastic sized room, offering space for freestanding bedroom furniture and also offering a view of the rear garden as well as the surrounding countryside.

The rear garden offers an amazing space to sit out and enjoy the outdoors. A wonderful decked area is the perfect space to dine out in the summer or to entertain. To the front of the property is a driveway offering parking for 2/3 vehicles.





### 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 postcode to the property is PL14 3SY. What Three Words 'awaited,clinking,tuned' will take you directly to the property. Travelling from Callington into Liskeard at the first roundabout take the first exit and continue on the A390. Then Take the second left onto Herring Road. Follow the round around and the property will be found on your left hand side.

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**Entrance Hallway**  
8'0" x 6'5" (2.44m x 1.96m )

**Kitchen**  
10'8" x 9'8" (3.27m x 2.95m )

**Living Room**  
17'7" x 13'4" (5.36m x 4.07m )

**Dining Room**  
14'3" x 7'4" (4.36m x 2.25m )

**W/C**  
4'5" x 3'2" (1.35m x 0.98m )

### First Floor

**Bedroom 1**  
11'6" x 11'2" (3.51m x 3.42m )

**Bedroom 2**  
11'8" x 9'2" (3.58m x 2.81m )

**Bedroom 3**  
7'9" x 6'6" (2.38m x 1.99m )

**Bathroom**  
6'5" x 5'7" (1.96m x 1.71m )

**Services**  
Mains Electricity, Gas, Water and Drainage.  
Council Tax Band B

**Agents Note**  
Cavity Wall Insulation in 2008 - (25 Year  
Guarantee)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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	

### 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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