



2 Cowslip Walk

Liskeard | Cornwall



Town • Country • Coast



Overlooking an attractive green area is this modern end of terrace 2 double bedroom home. The property has an enclosed rear garden plus nearby off road parking. The property is well suited to first time purchasers or investment buyers.

You enter into a hallway with stairs to the first floor. A door opens into a useful ground floor cloakroom. A further door opens into the front aspect sitting room with a window overlooking the green area. To one side of this room is an understairs storage cupboard. Overlooking the garden is the rear aspect kitchen/dining room with French doors providing access to the patio. The kitchen has a range of modern eye and base level units leaving space for white goods. In the dining area is a breakfast bar but this could be quickly altered to accommodate a dining table if so desired.

Off the first floor landing are 2 double bedrooms both of which share a family bathroom. The master bedroom is front aspect with 2 windows enjoying an elevated view over the nearby green area. To one side of the bedroom is a built-in wardrobe with floor-to-ceiling mirror-fronted sliding doors. Bedroom 2 is another double bedroom overlooking the rear garden leaving plenty of space for freestanding furniture. The family bathroom has a matching 3-piece suite including a shower over the bath.

The property is located opposite an open green area with an attractive hedgerow beyond. To the higher side of the green is a small children's play park. The rear garden has been landscaped to include a large paved area ideal for outside dining. Beyond here are steps passing an area of lawn. At the top of the garden is a detached wooden shed. To one side is a pedestrian gate out to a communal path. A short walk away from the property is a private off road parking space.



Situation

The property is situated only a short drive from the town centre. 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 South Cornish coastline lies approximately 10 miles distant. Golf is available at Bindown, near Looe, also at the spectacular waterside course at Portwrinkle and the internationally renowned course at St Mellion with its additional leisure facilities. Boating, sea fishing and other water sports are available all along the South Cornish coast. The property is conveniently location with quick access to the town, railway station, A38 and of course the beautiful countryside and coastline of South East Cornwall.

Directions

The postal code for the property is PL14 6FN. The property can be found by driving into Liskeard from the Callington direction and taking the right hand turning into Trevethan Meadows. Follow Carlton Way. After a short distance turn right into Clover Drive. Follow this road towards the end of the cul de sac where the entrance to Cowslip Walk will be seen on your left.

www.viewproperty.org.uk

sales@viewproperty.org.uk



Town • Country • Coast

Entrance Hallway

WC
4'9" x 2'11" (1.47m x 0.91m)

Sitting Room
15'1" x 9'4" (4.61m x 2.87m)

Kitchen / Dining Room
12'7" x 8'0" (3.86m x 2.46m)

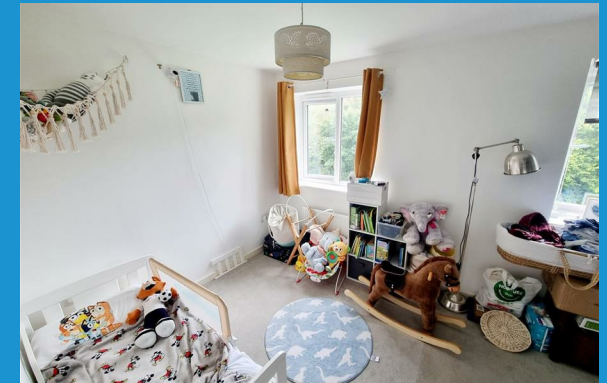
First Floor

Bedroom 1
10'9" x 8'6" (3.29m x 2.61m)
Excluding Wardrobes

Bedroom 2
12'9" x 8'2" (3.89m x 2.51m)

Bathroom
6'3" x 5'7" (1.92m x 1.71m)

Services
Mains
Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(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.

01566 706706 | sales@viewproperty.org.uk



www.viewproperty.org.uk



Town • Country • Coast