

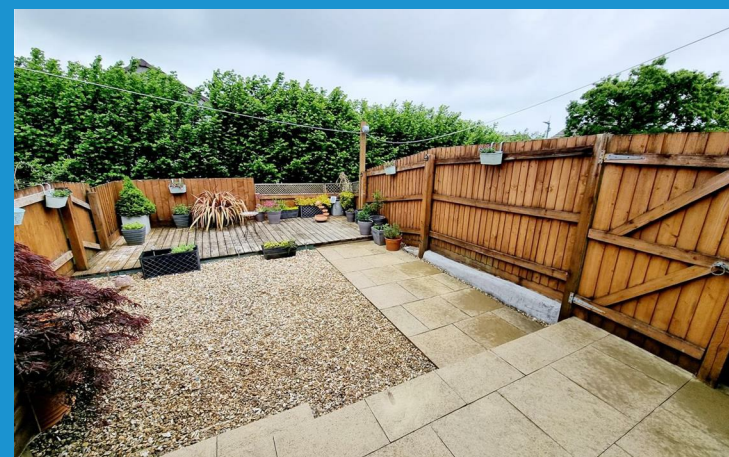
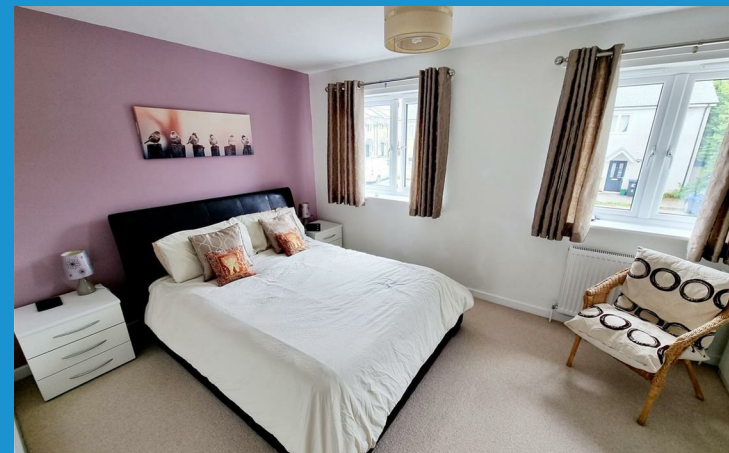


## The Glebe

St. Cleer | Liskeard | Cornwall



Town • Country • Coast

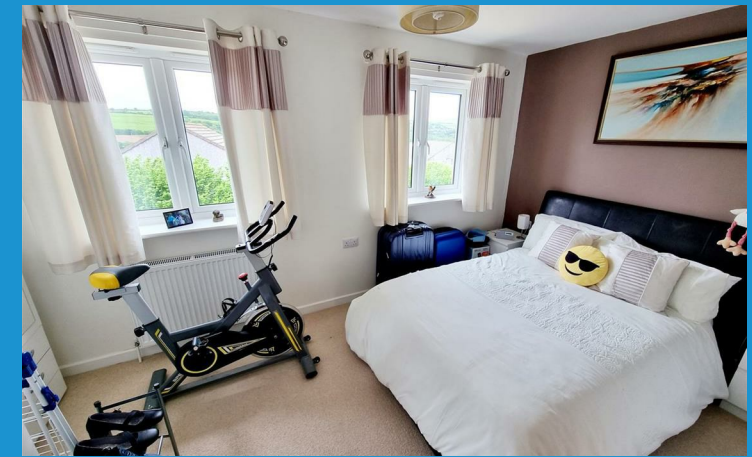


Well presented 2 double bedroom end of terrace house with a generous sitting/dining room. Outside the property has a level enclosed rear garden and 2 allocated off road parking spaces.

You step into a hallway with access to the ground floor cloak room and staircase to the first floor. Overlooking the front is a separate kitchen with a range of modern eye and base level units offering plenty of worktop preparation space. The sitting/dining room is a fantastic size with a pleasant view over the rear garden accessed by French doors.

On the first floor are 2 great size double bedrooms both sharing a refitted shower room. The master bedroom is front aspect with 2 windows allowing plenty of light to fill the room. On the other side there is space for freestanding wardrobes. Bedroom 2 is another double bedroom with 2 windows overlooking the rear garden with a view of nearby countryside beyond. The shower room has been completely refitted and now boasts a double shower enclosure and a matching suite.

In front of the property are 2 allocated parking spaces. To the rear is a level and enclosed garden which has been landscaped with low maintenance gardening in mind. There is a patio area ideal for outside dining with a further area of decking at the bottom. There is a pedestrian gate opening out to a shared pathway to the side of the property. To one side of the garden is a bespoke garden shed perfect as a workshop.



### Situation

St Cleer is a traditional village offering a peaceful lifestyle while being close to the market town of Liskeard some 3 miles away. The village itself has a great community with local amenities including a village hall, public house and popular primary school. Nearby Liskeard provides a wider range of facilities, including supermarkets, local and national shops, and a secondary school. Liskeard has a railway station offering regular services to Plymouth and beyond. Perfect for those looking to commute within the region or to the city. Close to Liskeard is open moorland offering a wide range of outdoors pursuits including, cycling, walking and horse riding.

### Directions

The postcode to the property is PL14 5FG. From Liskeard exit the town using the B3257. At the double mini roundabout turn left using St. Cleer Road. Follow this road for 3 miles and you will enter the village of St Cleer. After a short distance turn right into Caradon View. Follow this road to the very end where you will enter The Glebe and the property will be seen ahead.

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## Entrance Hallway

### WC

5'8" x 3'2" (1.73m x 0.97m)

### Kitchen

9'10" x 7'7" (3.01m x 2.32m)

### Living Room / Dining Room

17'1" max x 15'3" max (5.22m max x 4.65m max)

## First Floor

### Bedroom 1

15'3" max x 9'10" (4.66m max x 3.02m)

### Bedroom 2

12'0" x 10'0" (3.68m x 3.06m)

### Shower Room

8'0" x 6'8" (2.46m x 2.04m)

## Services

Mains Electricity, Water and Drainage

Air Source Heat Pump.

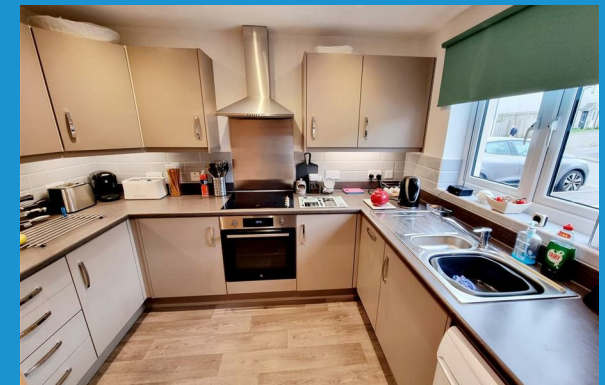
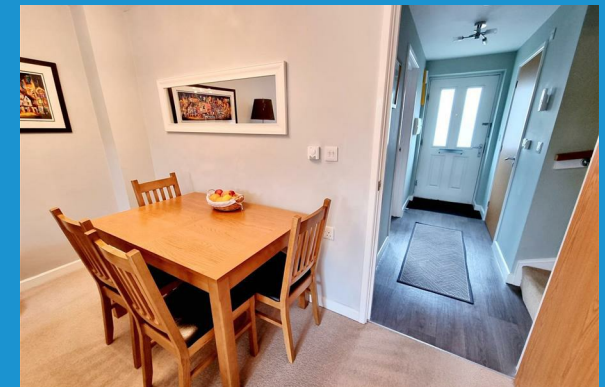
Ground Floor has underfloor heating and first floor has radiators.

Shared alleyway at the rear of the property for access to neighbouring properties.

Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	79	
(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.

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