



12 Musca Close

Liskeard, Cornwall, PL14 3GW



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Guide Price £270,000

Three bedroom semi detached property within a popular residential location

Immaculately presented accommodation throughout

Single garage and off road parking

Low maintenance enclosed garden



Description

This immaculately presented three-bedroom semi-detached home is perfectly positioned within a cul-de-sac on the edge of the popular market town of Liskeard, offering a wonderful balance of tranquillity and convenience.

The property has been beautifully maintained by the current owners and is ready for immediate occupation. Inside, the accommodation is light, spacious and thoughtfully arranged, comprising a welcoming entrance hall, a stylish and comfortable living room, and a well-appointed kitchen/dining area ideal for both everyday living and entertaining.

Upstairs, there are three well-proportioned bedrooms along with a modern family bathroom, all finished to a high standard throughout.

Externally, the enclosed garden is neatly landscaped, providing an ideal space for relaxing or outdoor dining. To the side, there is off-road driveway parking along with the added benefit of a single garage.

Situated in a quiet and desirable residential location, yet within easy reach of Liskeard's local amenities, schools, and transport links, this property is perfect for families, professionals, or those seeking a move-in-ready home in a sought-after setting.



Accommodation

Entrance via uPVC door with obscure glazed panelling inset opening into:-

Hallway

Doors off to all ground floor rooms, stairs rising to the first floor, dado rail, radiator.

Living Room

Dual aspect having uPVC double glazed windows to the front and side elevations, radiator, electric feature fireplace, television point, built in under stair storage cupboard.

Cloak Room

Low-level W.C, radiator, pedestal wash hand basin with mixer tap and tiled splashback.

Kitchen/ Dining Room

uPVC double glazed window to the front elevation, uPVC double glazed double doors leading to the garden, a range of fitted wall and base units with roll top work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, integrated dishwasher, under counter space and plumbing for washing machine, built in oven with four ring gas hob and extractor fan over, space for American fridge freezer, under counter space for tumble dryer, radiator.

First Floor

Doors off to all first floor rooms, access to attic via loft hatch, built in storage cupboard.

Bathroom

Obscure uPVC double glazed window to the front elevation, bath with panelled surround and mixer waterfall tap over, pedestal wash hand basin mixer tap over, low-level W.C, chrome heated towel radiator, partially tiled.

Bedroom

Dual aspect having uPVC double glazed window to the front and side elevation, radiator.

Bedroom

uPVC double glazed window to the side elevation, radiator.

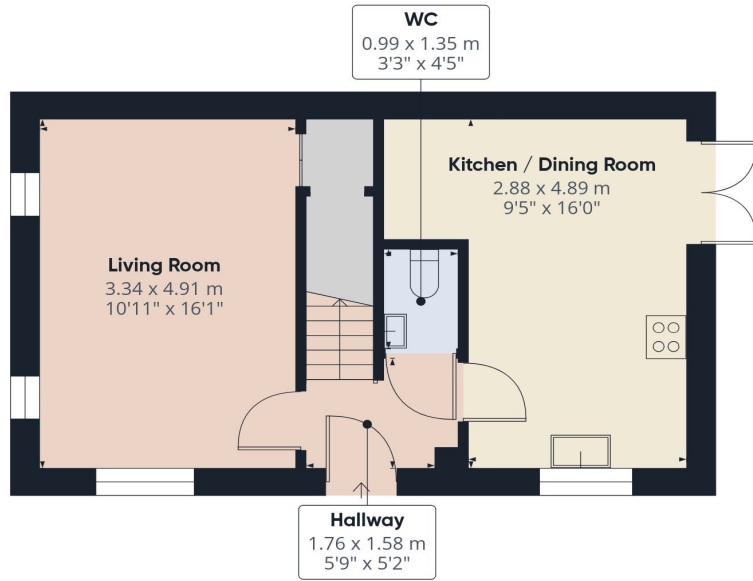
Bedroom

Dual aspect having uPVC double glazed windows to the front and side elevations, radiator, door into:-

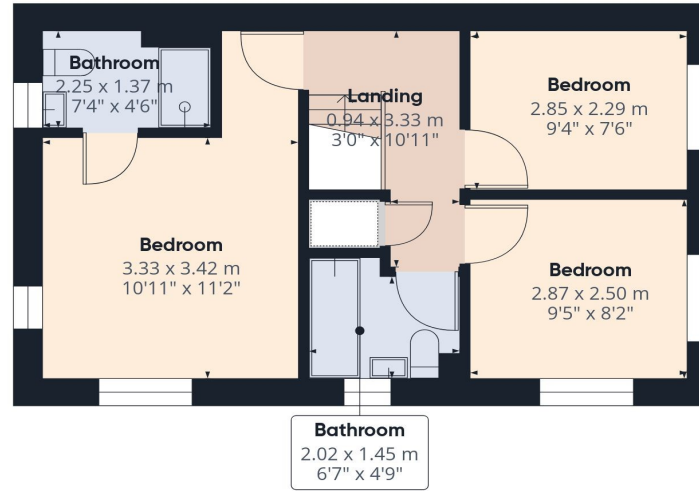
Ensuite Shower Room

Obscure uPVC double glazed window to the side elevation, shower cubicle with mixer shower over and glazed shower screen being tiled floor to ceiling, low-level W.C, pedestal wash hand basin with mixer tap over, chrome heated towel radiator.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

97.1 m²
1045 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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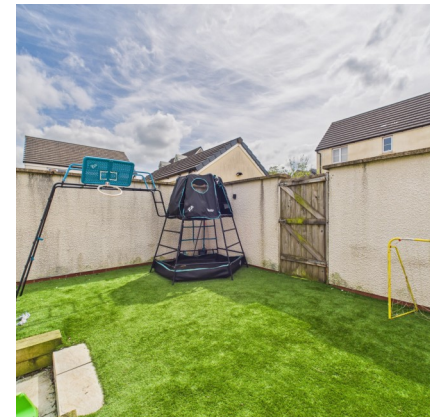
Outside

Externally, the property is accessed to the front via a pedestrian pathway with a small lawned area to the front and side, creating an attractive approach to the home.

The rear garden is arranged over two levels, with a patio area to the lower level providing an ideal space for outdoor seating and entertaining. Steps rise to the upper garden, which is laid with artificial grass for ease of maintenance and enclosed by a boundary wall, offering a private outdoor retreat. A gate provides access to the side driveway, which offers off-road parking for two vehicles and leads to a single garage.

Garage

up and over door offering storage and further vehicle parking.



Services

Mains water, electricity, gas and drainage.



EE Rating - B



Council tax band - C



Directions

What3Words – chuckle.nail.dusters



Virtual Tour

<https://tour.giraffe360.com/f62e4ead58bc41c08e02e0eb7f139c4e>

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