



48 Trevanion Road

Liskeard, Cornwall, PL14 3QN

KIVELLS

48 Trevanion Road

Liskeard, Cornwall, PL14 3QN

Guide Price **£230,000**

Three bedroom semi detached house arranged over three floors

Far reaching countryside views

Single garage and private driveway

For sale with the benefit of having no onward chain



Description

Offered to the market for the first time since new, this spacious three-bedroom semi-detached home is arranged over three floors, offering flexible accommodation and far-reaching views from the upper floors.

The property offers well-proportioned living space throughout, making it an excellent opportunity for families or first time buyers seeking a home with scope to update and personalise.

Externally, the property benefits from a private driveway and a single garage, providing practical storage and secure parking. The property is offered to the market with no onward chain.



K Accommodation

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

Hallway

Obscure uPVC double glazed window to the side elevation, stairs rising to first floor, doors off to utility room, cloak room and garage, radiator.

Cloakroom

Obscure uPVC double glazed window to the side elevation, low-level W.C, wash hand basin with individual taps over.

Utility Room

uPVC double glazed window to the front elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with individual taps over, space and plumbing for washing machine, space for tumble dryer.

First Floor

Doors off to first floor rooms, stairs rising to second floor.

Kitchen

uPVC double glazed window to the rear elevation and uPVC door with double glazed panelling insets opening onto the rear garden, a range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap over, space for freestanding cooker with extractor fan over, space for under counter fridge, tiled splashback, radiator.

Living Room

uPVC double glazed windows to the front elevation, gas fireplace with slate hearth brick surround and slate mantle over, radiator, television point.

Second Floor

uPVC double glazed window to the side elevation, doors off to second floor rooms, built-in storage cupboard, access to attic via loft hatch, coving to ceiling.

Bedroom

uPVC double glazed window to the front elevation enjoying far reaching countryside views, fitted vanity wall and base units, radiator.

Bedroom

uPVC double glazed window to the front elevation enjoying far reaching countryside views, built in wardrobe, radiator.

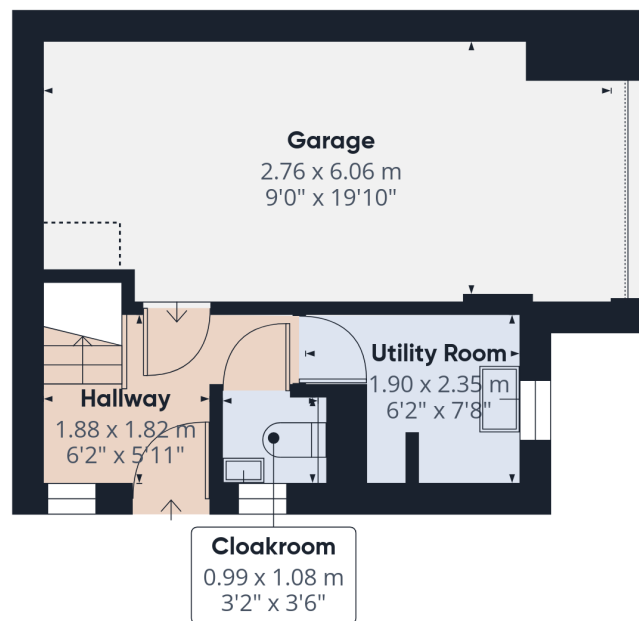
Bedroom

uPVC double glazed window to the rear elevation, built-in wardrobe and drawers, radiator.

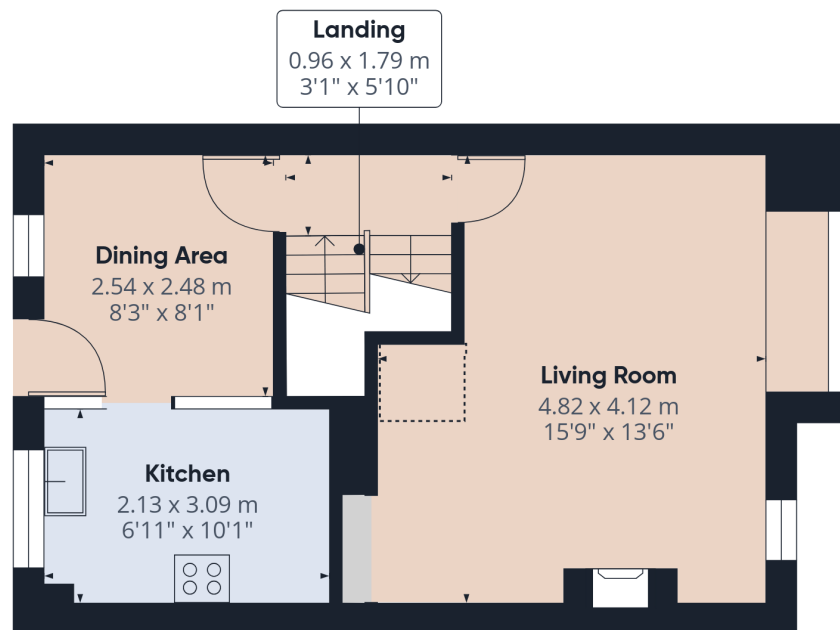
Bathroom

Obscure uPVC double glazed window to the rear elevation, low-level W.C, pedestal wash hand basin with individual taps over, bath with panel surround and mixer shower tap, radiator, built-in storage cupboards, floor to ceiling tiling throughout.

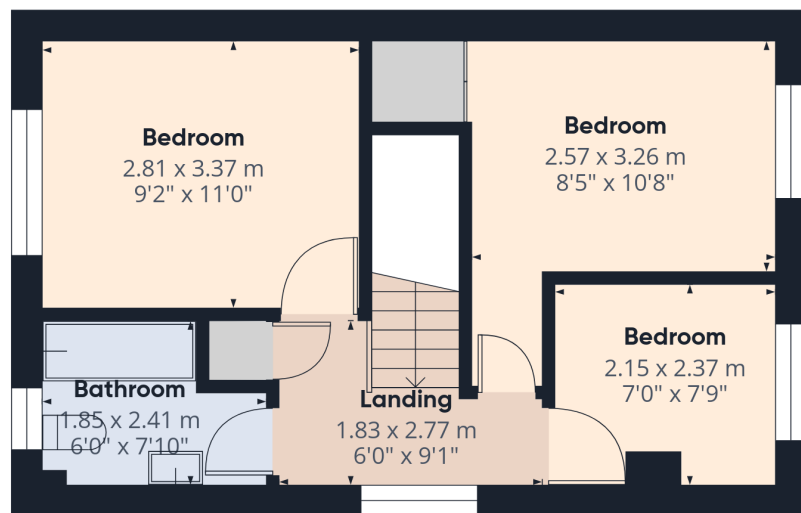




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

93.4 m²

1007 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

Outside

The property is approached via the concrete driveway providing off road parking for two vehicles and access to the single garage.

The front garden is predominantly laid to lawn whilst the rear garden is attractively arranged over split levels, creating defined outdoor spaces that are both practical and easy to maintain.

The paved patio provides the perfect spot for outdoor dining and entertaining.



Garage

Up and over garage door, power and lighting throughout.

Services

Mains water, electricity, gas and drainage.



EE Rating - C



Council Tax Band - C



Directions

What3Words – stencil.striving.relocated



Virtual Tour

<https://tour.giraffe360.com/27bd35fb73b94ee88286e55dc4f8eabd>

Viewings strictly by appointment only

Please ring **01579 345543** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

Disclaimer

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.



Kivells Estate Agents, 7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE

📞 01579 345 543

✉ liskeard@kivells.com

🌐 kivells.com

Find us on [f](#) [X](#) [@](#) [v](#) [in](#)