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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

TRELOWEN 16 BRIARWOOD, LISKEARD, PL14 3QQ

PRICE GUIDE £300,000





A detached south west facing bungalow in a prized residential setting set within a generous and level plot. About 1011 sq ft, Sitting/Dining Room, Kitchen, Conservatory, Laundry Room, 3 Bedrooms, Shower Room/WC, Level Brick Paved Driveway for 4 Cars, Garage with WC, Enclosed Rear Garden with Summerhouse/Shed.

TOWN CENTRE 0.75 MILE, RAILWAY STATION 1.5 MILES, LOOE 9 MILES, PLYMOUTH 19 MILES, TRURO 36 MILES

#### LOCATION

Briarwood is a prized and established residential area of houses and bungalows on generous plots. This is a convenient location being about 0.75 mile from the town centre or 1.5 miles to the mainline railway station, this combined with straightforward access to the A38 enables an easy commute to the major cities of Plymouth, Truro and Exeter.

The ancient stannary town of Liskeard with it's notable town centre architecture, offers the usual amenities including a hospital together with a range of shopping, educational and recreational facilities. The town of Saltash (12 miles) has a Waitrose store on its northern outskirts and long frontage to the tidal River Tamar with moorings (subject to availability) and a public slipway. Golf is available at Bindown, near Looe, also with a spectacular waterside course at Portwrinkle and at St Mellion International Resort with its leisure facilities.

The wide expanse and beaches of Whitsand Bay are within easy driving distance, providing opportunities for boating, sea fishing and other water sports. The City of Plymouth has an excellent shopping centre set against the historic waterside areas of The Barbican and Hoe.

In addition the southern foothills of Bodmin Moor and many places of immense natural beauty and historical interest lie a short distance away providing boundless leisure opportunities.



## DESCRIPTION

16 Briarwood comprises a detached and well presented bungalow with level access and ample parking. The property benefits from full double glazing, mains gas fired central heating and a 16 panel Solar PV system (generated £1879 through EDF ENERGY FIT last year).

The accommodation extends to about 1011 sq ft and briefly comprises - Reception Hallway - 19' Sitting/Dining Room - 12' Galley Style Kitchen with useful Laundry Room off - 10' Conservatory - 3 Bedrooms - Shower Room/WC.

Note the third bedroom is a walkthrough for access to the conservatory.

## OUTSIDE

A level brick paved driveway provides ample parking for up to four cars and leads to the Garage which conveniently has a separate WC at the rear.

The front garden is low maintenance. To the rear there is an enclosed garden which is lawn with paved patio and established flower and shrub beds. Summerhouse/Shed 9'11" x 7'9".

EPC RATING - C, COUNCIL TAX BAND - C

SERVICES - Mains water, electricity, drainage and gas.

## DIRECTIONS

Using Sat Nav - Postcode PL14 3QQ



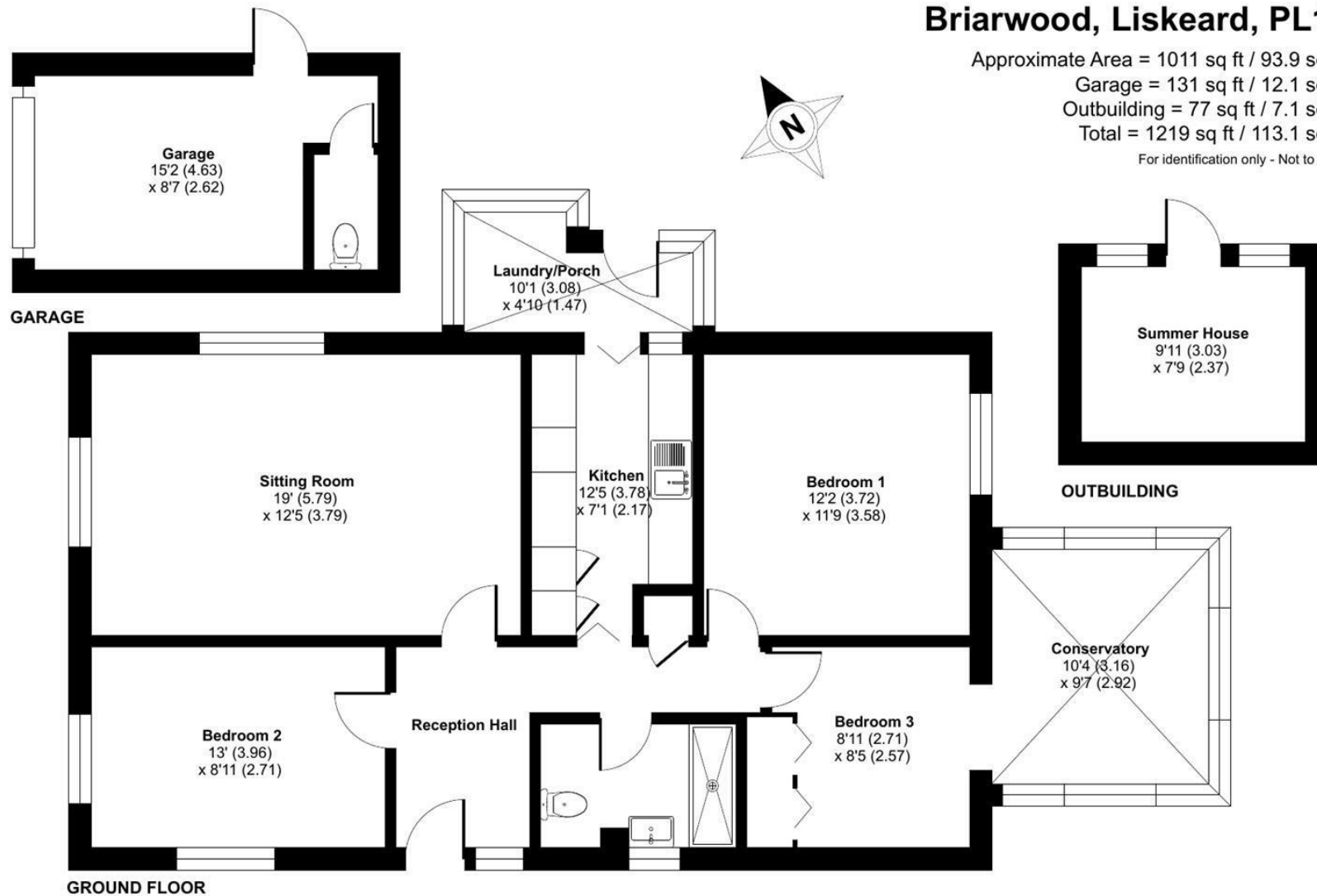




# Briarwood, Liskeard, PL14

Approximate Area = 1011 sq ft / 93.9 sq m  
Garage = 131 sq ft / 12.1 sq m  
Outbuilding = 77 sq ft / 7.1 sq m  
Total = 1219 sq ft / 113.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1446682

These particulars should not be relied upon.