

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

14 HAZELMEAD, LISKEARD, PL14 4PY

PRICE GUIDE £230,000





A detached house set on a generous corner plot in this established and well respected residential estate only a short walk from the town amenities. About 864 sq ft, Sitting Room, Dining Room, Kitchen, Cloakroom/WC, 3 Bedrooms, Bathroom, Driveway Parking, Garage, South Facing Rear Garden.

TOWN CENTRE 0.75 MILE, RAILWAY STATION 1.3 MILES, LOOE 9 MILES, PLYMOUTH 19 MILES, TRURO 36 MILES

LOCATION

This is a convenient location being about 0.75 mile from the town centre or 1.3 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

14 Hazelmead comprises a detached house in this quiet residential area, the property occupies a generous corner plot creating the potential for extending subject to any consents that may be required. The house benefits from full double glazing and mains gas central heating. Whilst in generally fair order the property would benefit from some improvement to bring it up to a contemporary standard.

The accommodation extends to about 864 sq ft and briefly comprises as follows - GROUND FLOOR - Reception Hall - 15' Sitting Room - 11' Dining Room - 11' Kitchen - Cloakroom/WC - FIRST FLOOR - 3 Bedrooms (2 double and 1 single) - Family Bathroom.

OUTSIDE

The private entrance drive provides parking for 1/2 cars and leads to the Garage.

Small front lawn. Large and enclosed rear garden with a south aspect and currently lawn with some shrubs.

EPC RATING - D, COUNCIL TAX BAND - C

SERVICES - Mains water, electricity, drainage and gas.

DIRECTIONS

Using Sat Nav - Postcode PL14 4PY





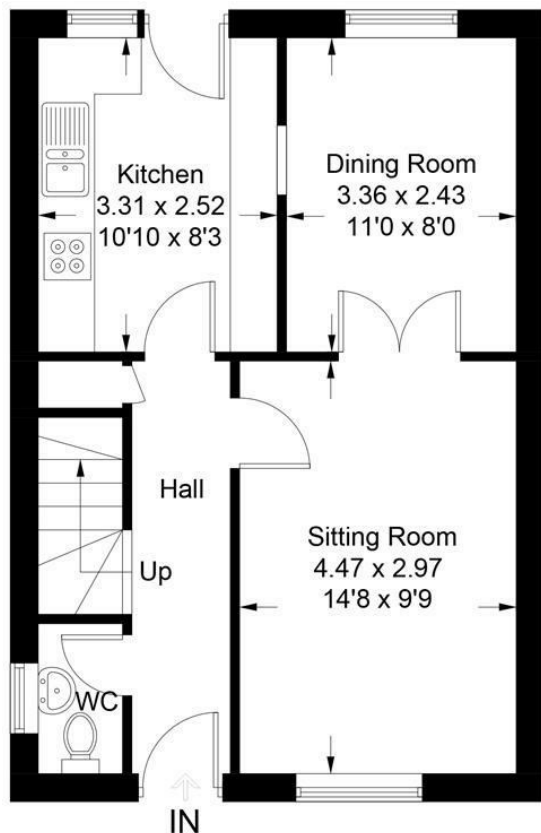


14 Hazelmead

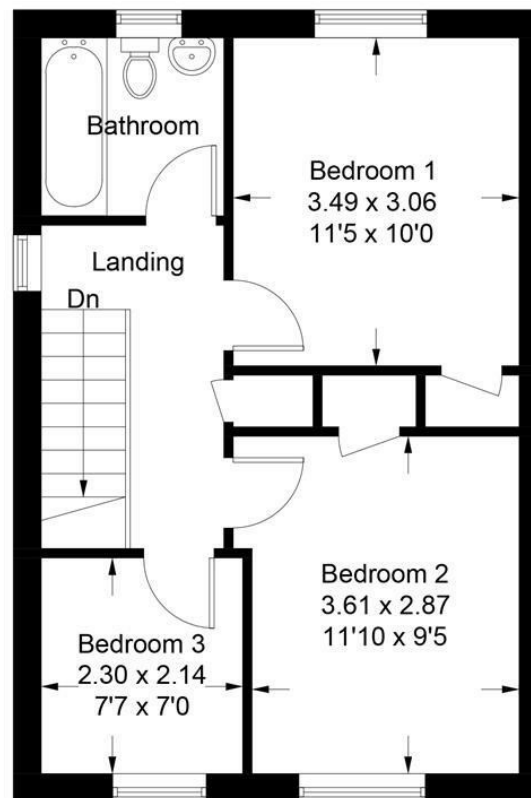
Approximate Gross Internal Area = 80.3 sq m / 864 sq ft

Garage = 16.4 sq m / 176 sq ft

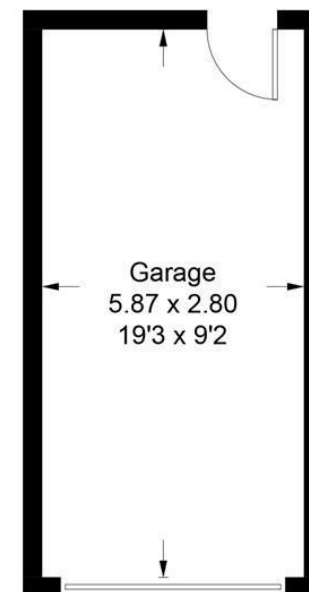
Total = 96.7 sq m / 1040 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1340092)

These particulars should not be relied upon.