



## 3 Honeypin Grove, Liskeard, PL14 3GA

### Offers in excess of £270,000

**\*\* OFFERED WITH NO ONWARD CHAIN \*\***

Located on the popular and modern development on the edge of Liskeard is this spacious and well presented detached home. The property which enjoys areas of leafy ground and a short walk from rolling countryside will appeal to many and is within reach of the town centre. The town of Liskeard is a traditional market town in South East Cornwall and approximately 20 miles from Plymouth. The town hosts plenty of bars and restaurants along with schools, shops and leisure facilities.

With an attractive exterior this home briefly consists: Entrance hall, door to living room and dining room and door to open kitchen/breakfast room with plenty of modern fitted base and wall units along with preparation surfaces. A utility and downstairs WC complete the ground floor living space. Stairs then lead to the first floor with four generous sized bedrooms with the principal bedroom leading to a modern en-suite shower room. Also family bathroom.

The garden to the rear has a tiered flower and shrub bed leading to further decking and lawn, accessible via steps and handrail. The garden to the side and driveway provide ample off road parking.





Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

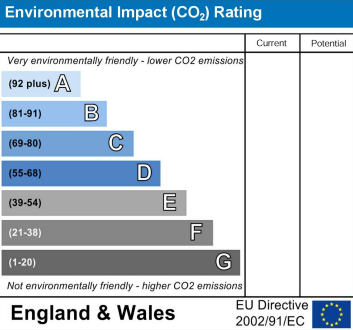
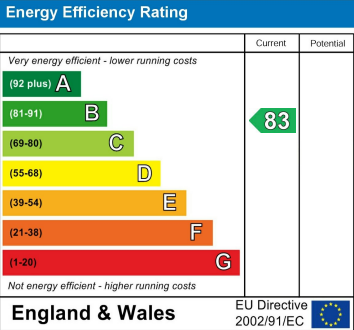
Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Leasehold Information

989 years remaining on the lease  
We understand there is an estate management charge of circa £180 per annum

This information is provided by the vendor and should be verified during the conveyancing process.



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