

Caradon View

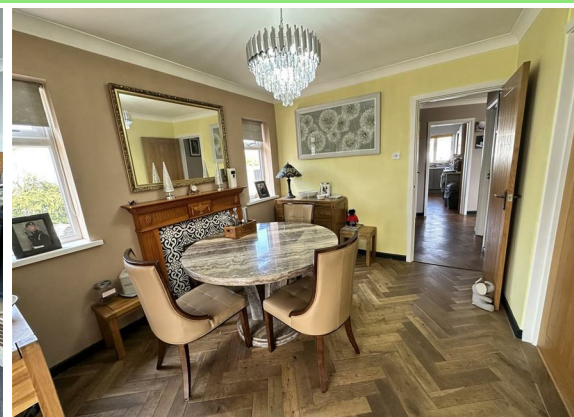
St. Cleer

Nr Liskeard

PL14 5DW

Asking Price £345,000

- Popular Village Location
  - Detached Bungalow
  - Three Bedrooms
- Solid Roof Conservatory Enhancing Both Space & Practicality
- Stylish Modern Kitchen Complemented By A Practical Utility Area
- Exceptional Parking Facilities With Space For Numerous Vehicles
- Scan QR Code For Material Information



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Tenure - Freehold

Council Tax Band - C



#### Summary:

A deceptively spacious and versatile home, offering well-balanced accommodation with a flexible layout ideal for modern living. The property features a contemporary fitted kitchen, generous dining room, and an impressive conservatory/living space with solid roof and log burner, creating a true heart of the home. The main roof of the property has also recently been re-felted, offering additional peace of mind.

The bungalow also benefits from electric hard wired heating.

There are three well-proportioned bedrooms, along with a useful utility area and excellent storage throughout. Outside, the property is approached via double wooden gates leading to a substantial herringbone-paved driveway providing extensive off-road parking and access to a large garage.

The gardens are fully enclosed, making them ideal for families and pet owners, and have been designed with low maintenance in mind while still offering pleasant seating and entertaining areas.

A superb home combining space, flexibility, and practicality in a secure setting.

Obscure uPVC double glazed door into

#### Hallway:

A welcoming L-shaped entrance hallway, finished with elegant engineered wood herringbone flooring that sets a refined tone on arrival. A useful linen cupboard provides discreet shelved storage, ideal for household essentials. There is access to the loft space, offering additional practicality, while doors lead off to the principal accommodation, creating a natural flow through the home. Electric wall mounted heater.

#### Principal Bedroom:

12'0" x 9'10" (3.665 x 3.015)

A well-proportioned and comfortable retreat. A uPVC double-glazed window to the front elevation allows for natural light to fill the room, creating a bright and airy atmosphere while maintaining excellent thermal efficiency and comfort throughout the seasons. Electric wall mounted heater.

#### Kitchen:

13'11" x 9'9" (4.245 x 2.995)

Enjoying a desirable dual aspect with uPVC double-glazed windows to the side and rear elevations, allowing excellent levels of natural light throughout the space. An obscure uPVC double-glazed door provides access to the utility area.

The kitchen is fitted with a range of contemporary matte finish base units incorporating cupboards and drawers, complemented by matching wall-mounted cabinetry. These are paired with high-gloss white square-edge work surfaces, creating a smart contrast and modern aesthetic. Geometric-style tiled splashbacks add a stylish decorative touch.

There is space for an electric range cooker, set beneath a sleek black high-gloss angled extractor hood. Further features include a composite 1½ bowl sink unit with drainer and space for dishwasher. Engineered wood herringbone flooring completes the space, adding warmth and continuity with the hallway.

#### Utility Area:

6'2" x 5'5" (1.887 x 1.659)

uPVC double-glazed windows to two elevations, providing good natural light and ventilation. To one side, a uPVC double-glazed window and door provide access to a connecting outer passageway, which benefits from further uPVC double-glazed doors to both the front and rear of the property, as well as direct access into the garage.

The space is well-equipped with plumbing for a washing machine and provision for a stacked tumble dryer, along with space for an upright fridge/freezer, offering excellent practicality and flexibility for household use.

From the Hallway, door to

#### Bedroom Two:

8'11" x 8'3" (2.730 x 2.530)

A well-proportioned second bedroom. A uPVC double-glazed window to the front elevation allows natural light to fill the room, creating a bright and comfortable space. Electric wall mounted heater.

#### Dining Room:

11'4" x 9'4" (3.466 x 2.850)

An inviting space, ideal for both everyday dining and entertaining. Two uPVC double-glazed windows to the rear elevation provide pleasant natural light.

A feature open grate fireplace with slate hearth and wooden surround adds character and a focal point to the room. Engineered wood herringbone flooring enhances the sense of warmth and continuity throughout.

The room benefits from a uPVC double-glazed sliding door leading to the conservatory, creating a seamless flow between living spaces, as well as a further door providing access to Bedroom Three, offering versatility within the layout. Electric wall mounted heater.

#### Bedroom Three:

8'11" x 7'11" (2.719 x 2.420)

Currently accommodating a double bed, demonstrating its versatility and practical proportions. A uPVC double-glazed window to the front elevation allows natural light to brighten the room, creating a comfortable and well-balanced space suitable as a bedroom, guest room, or study if required. Electric wall mounted heater.

#### Conservatory/Living Room:

18'5" x 11'7" (5.633 x 3.554)

Built 6 years ago, a superb and versatile space which truly forms the heart of the home. Benefitting from uPVC double-glazed windows to three sides, the room is flooded with natural light and enjoys a bright, airy atmosphere throughout the day.

uPVC double-glazed doors provide access to both the front and rear elevations, enhancing the sense of flow and connectivity with the outside space. The solid roof ensures year-round usability and comfort.

A striking Lotus cast iron log burner, set on a slate hearth, creates a warm and inviting focal point, making this an ideal space for both relaxing and entertaining in all seasons.

#### Outside:

Outside, the property is approached via wooden double gates, opening onto a fully enclosed and secure boundary, ideal for those with pets. The grounds are well-fenced



and further benefit from a CCTV system, offering additional peace of mind along with a safe and private environment.

The driveway leads to the garage and is finished in herringbone-style paving, extending around the front, side, and rear of the property. This provides generous off-road parking for multiple vehicles, while the rear section of the driveway also lends itself perfectly as an additional seating or entertaining area if desired. An external EV charging point adds further practicality.

The garden has been thoughtfully designed with low maintenance in mind, while still offering a pleasant outdoor setting. There are areas of lawn positioned to two sides, complemented by a selection of mature shrubs and trees set within the borders, providing a touch of greenery and seasonal interest without compromising practicality.

#### Garage:

17'4" x 14'11" (5.296 x 4.563)

A substantial and highly versatile space. Benefitting from an electric roller door, along with power and lighting, the garage offers excellent practicality for a range of uses beyond secure vehicle storage.

A uPVC double-glazed window to the side elevation provides natural light, enhancing usability. Generously proportioned, this is a superb space suitable for storage, workshop use, or further potential subject to requirements.

#### Material Information:

# Verified Material Information

## Costs and tenure

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

## The building

Detached bungalow, standard construction

1 bathroom, 2 receptions

Accessibility adaptations: Level access

## Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: Electric room heaters

Heating features: Double glazing and wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone great, Three good, EE good

Parking: Garage, Driveway, Gated, Off Street, and Private

EV charging point installed





Caradon View, St. Cleer, Nr Liskeard, PL14 5DW

## ## Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL116487):

- The property must not be used for any trade or business. However, there is an exception allowing a doctor living at the property to use part of it as a medical surgery.

- The owner must not do anything on the property that would be considered a nuisance or an annoyance to the neighbors.

- The owner cannot prevent neighbors from building on their own land by claiming a right to light or air.

- The current owner has entered into an 'indemnity covenant,' which is a standard legal agreement to follow the rules and obligations mentioned in earlier documents.

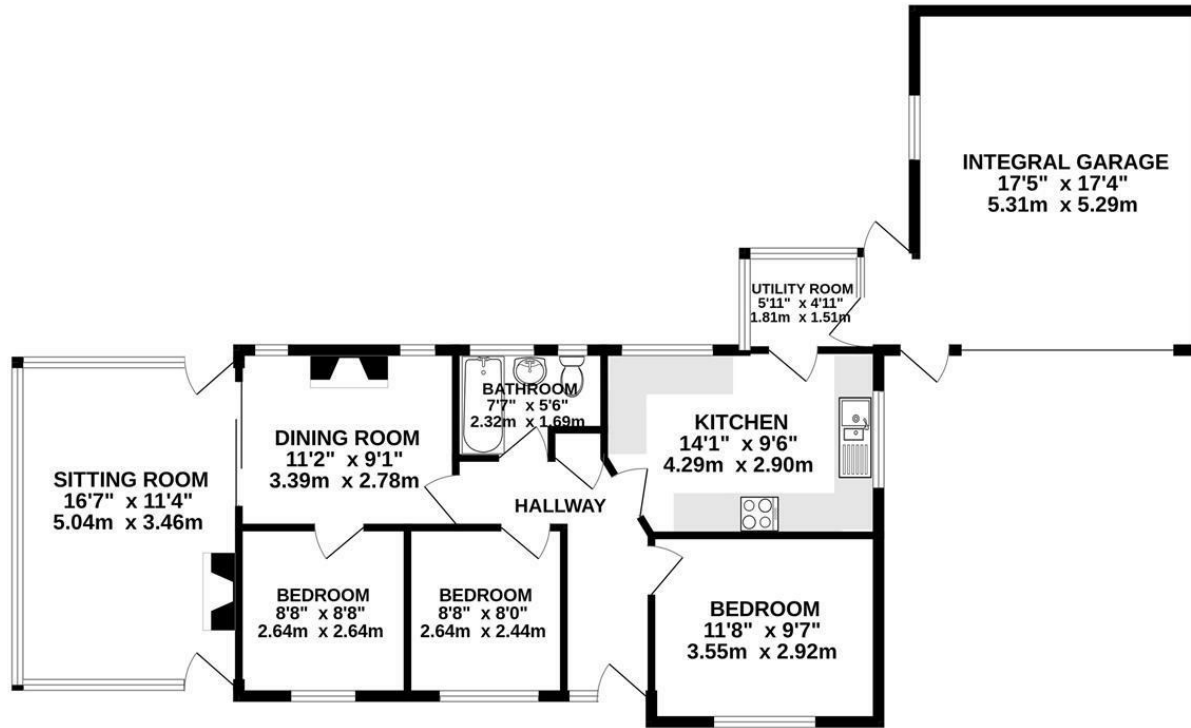
Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



GROUND FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

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