



# 14 Tremeddan Court

Liskeard, Cornwall, PL14 3TB

KIVELLS

# *14 Tremeddan Court*

Liskeard, Cornwall, PL14 3TB

£200,000—£210,000 Guide Price

Three bedroom detached property in town location

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Spacious living accommodation arranged over two floors

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Off road parking and single garage

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Close to local amenities and public transport

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## Description

Nestled within a popular residential area within walking distance to the market town of Liskeard is this detached three-bedroom house which offers a perfect blend of contemporary living.

The property boasts a spacious garden, ideal for enjoying outdoor activities or relaxing in the sunshine. Step inside to discover a bright and airy living space, complete with a modern kitchen and cosy lounge. Upstairs, you will find three generously sized bedrooms, each offering ample storage space and natural light.

Additional features include a private patio, off-street parking, and a garage for added convenience. With its picturesque surroundings and convenient location close to local amenities, this property is the perfect place to call home.

## Accommodation

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

## Porch

Dual aspect having uPVC double glazed windows to the front and side elevations, wooden door with obscure glazed panelling inset opening into:-

## Hallway

Stairs rising to the first floor with under stairs storage below, radiator, coving to ceiling.

## Kitchen

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 mixer tap, integrated washing machine, built-in oven with four gas hob and extractor fan over, space for freestanding fridge freezer.

## Living/Dining Room

uPVC double glazed window to the rear elevation, uPVC double glazed sliding doors leading to the rear garden, coving to ceiling, radiator, feature fireplace with wooden mantle and stone hearth.

## First Floor

Doors off to all first floor rooms, access to attic via loft hatch, built-in storage cupboard.

## Bedroom

uPVC double glazed window to the rear elevation, radiator, coving to ceiling.

## Bedroom

uPVC double glazed window to the rear elevation, radiator, coving to ceiling, built-in wardrobe.

## Bedroom

uPVC double glazed window to the front elevation, radiator, built-in wardrobe, coving to ceiling.

## Bathroom

Obscure uPVC double glazed window to the front elevation, bath with panelled surround and mixer tap with electric shower over, pedestal wash hand basin with individual taps, low-level W.C, radiator.



### Outside

14 Tremeddan Court is conveniently positioned on the periphery of Liskeard Town Centre, enjoying low maintenance gardens to both the front and rear elevations.

The enclosed rear garden is an excellent space for relaxation being set across two level, an area of paved patio leads up to a level artificial lawn with a variety of mature shrubs bordering.

The property enjoys the benefit of off-road parking and a single garage, which is located within close proximity and is set within a block of neighbouring garages.

### 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](http://www.kivells.com).

⚡ EE Rating - C

£ Council tax band - B

/// Directions

What3Words – approach.nation.commit

🐘 Virtual Tour

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

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### Services

Mains water , electricity, gas and drainage

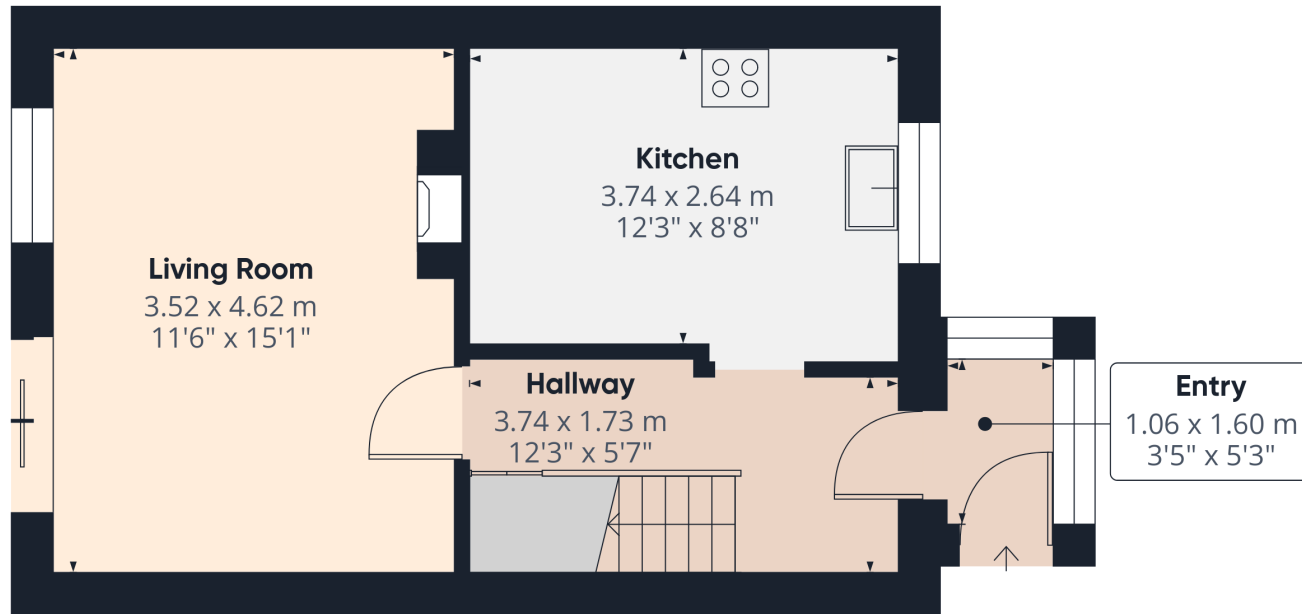
### Tenure

Leasehold. The property currently has a 959 years remaining of the 999 year lease which commenced in 1986. The current service charge is £550.00 per annum.

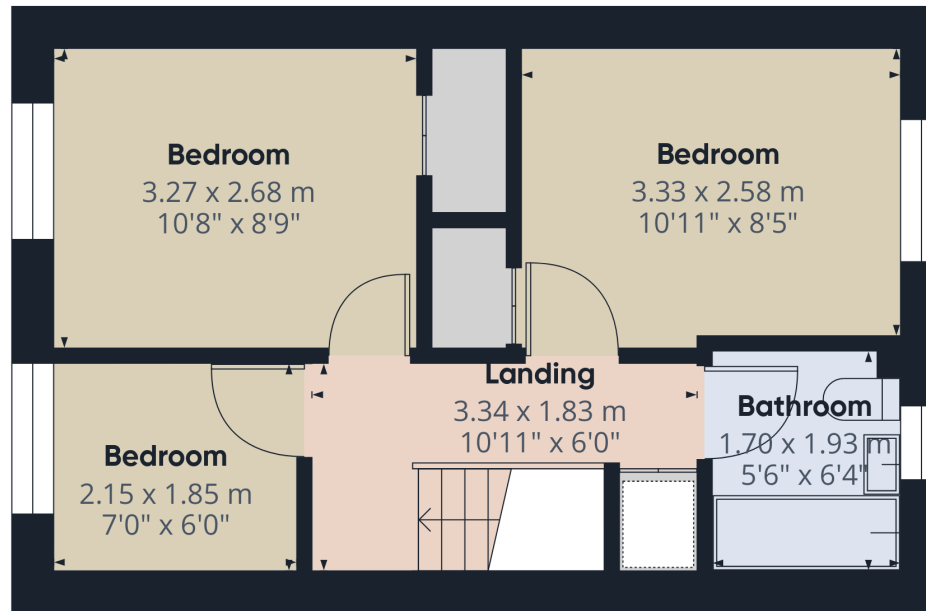
### Agents Note

The property has the benefit of having a solar panel system. This is owned and has a battery system installed, further details will be provided by the solicitor during the conveyancing.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**65.4 m<sup>2</sup>705 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

**GIRAFFE360**



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

📞 01579 345 543

✉ [liskeard@kivells.com](mailto:liskeard@kivells.com)

🌐 [kivells.com](http://kivells.com)

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