



Pool Hall, Menheniot

Guide Price: £150,000

ESTABLISHED 1865
Jefferys

1 Pool Hall, Menheniot, Liskeard, Cornwall PL14 3RU

A unique opportunity to acquire a four bedroom end of terraced House located in a rural position on the periphery of the popular village of Menheniot with outstanding countryside views. The property is in need of modernisation and improvement but has a large plot with scope for the future. The property has spray foam insulation and is also likely to have mundic block. Therefore, a sale to a cash buyer is essential. For Sale with no onward chain.

The property occupies a rural position yet on the periphery of the popular village of Menheniot. Within Menheniot, there is a Post Office/Stores, Primary School, Hairdressers, Village Hall and Church.

Liskeard meanwhile is approximately three miles away and offers a wider range of shops, Post Office, schools, restaurants, leisure facilities and several Churches together with a mainline rail link to London Paddington.

The outstanding scenery and coastal resorts of Looe and Polperro are within a few minutes drive whilst Bodmin Moor, which plays hosts to numerous recreational pursuits is also close by.

ACCOMMODATION

(All measurements being approximate)

Ground Floor

Front Entrance Porch – uPVC panel and double glazed door to the side with uPVC double glazed window to the front, electric meter and RCD fuse box.

Kitchen – 13'1" x 7'9" (4.01m x 2.43m) - uPVC double glazed window to the front, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, freestanding electric oven and gas hob, space for fridge freezer together with space under and plumbing fitment for washing machine.

Lounge – 15'4" x 12'2" (4.70m x 3.72m) - uPVC double glazed french doors directly out onto the decking and enjoying very attractive views, radiator.

Hallway – understairs storage cupboard, radiator, uPVC panel and double glazed door leading to:-

Side Porch

Dining Room – 12'1" x 8'6" (3.69m x 2.63m) - uPVC double glazed window to the rear, radiator, tiled fireplace with grate.

Bathroom/wc – uPVC double glazed windows to the front and side, radiator, bathroom suite comprising a 'P' shaped bath with walk-in option and electric shower over, separate shower cubicle with electric shower, low level wc, wash hand basin, heated towel rail and radiator.

First Floor

Landing – access to the roof space area.

Bedroom 1 – 11'7" x 11'6" (3.59m x 3.56m) (maximum) – uPVC double glazed window to the rear, radiator, decorative fireplace.

Bedroom 2 – 13'7" x 12'6" (3.90m x 3.85m) (maximum) – uPVC double glazed window to the rear, radiator, decorative fireplace.

Bedroom 3 – 11" x 10'7" (3.36m x 3.29m) (maximum) – uPVC double glazed window to the front, radiator.

Bedroom 4 – 9'8" x 8'5" (3.00m x 2.61m) (maximum) – uPVC double glazed window to the front, radiator, boiler cupboard with Worcester Greenstar combination boiler which heats water and radiators to the property.

Outside

To the front, there is a Detached Prefabricated concrete panel Garage measuring approximately - 17'7" x 9'8" (5.4m x 3.0m) with an up an over door to the front. There is plenty of parking adjoining the Garage and also to the side of the property where it is laid to gravel. There is a path leading directly to the house with shrub borders on each side.

The garden offers plenty of space for parking and amenity use with a pleasant decked area immediately off the Lounge enjoying very attractive countryside views over agricultural fields.

COUNCIL TAX Band B

EPC RATING Band D

SERVICES

Mains Water, Electricity, Gas and Drainage are connected to the property.

Gas central heating.

Good Mobile Coverage and good broadband available.

TENURE

The property is sold as Freehold with vacant possession upon completion.

MINING AND RADON

The property is in Cornwall, a county known for mining activity, and potentially high levels of Radon gas.

AGENTS NOTE

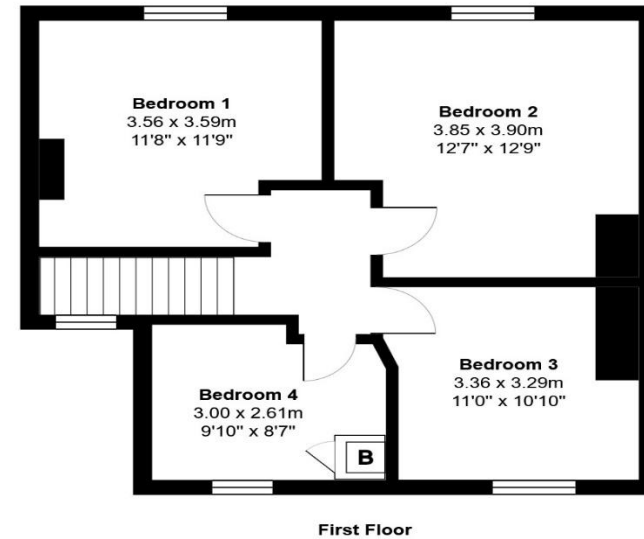
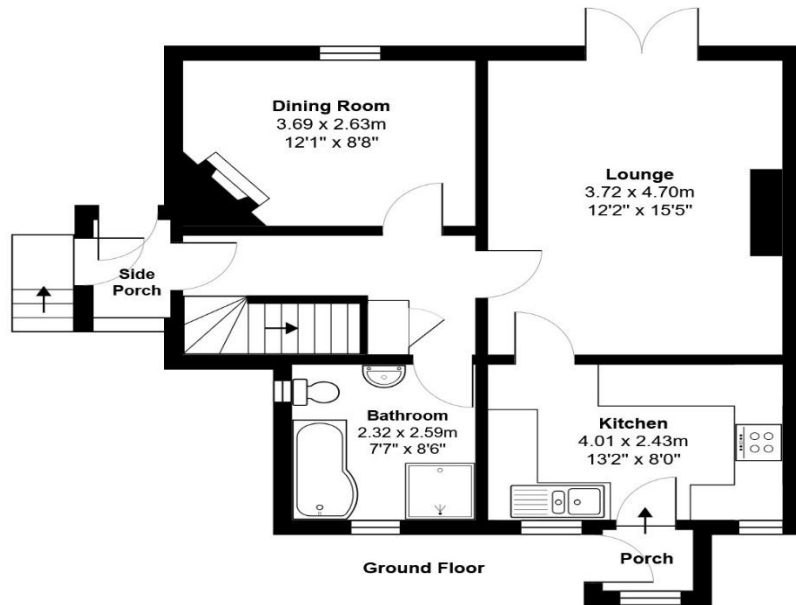
The property has spray foam insulation within the roof trusses.

We are aware that properties within the terrace are constructed with deleterious materials (mundic blocks). As such, the seller is mindful that the property will not pass a concrete screening assessment and therefore it is being sold as a cash sale.

VIEWING

Strictly by prior appointment with the Agents -
Jefferys
(01579 342400)





1, Pool Hall, Menheniot, PL14 3RU

Total Area: 106.3 m² ... 1144 ft²

All measurements are approximate and for display purposes only



Liskeard
17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

Lostwithiel
5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

OFFICES AT: LOSTWITHIEL • LISKEARD

www.jefferys.uk.com

Jefferys ESTABLISHED 1865

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.