



41 Pippin Avenue, Liskeard, PL14 3FU

Guide £175,000

Jefferys ESTABLISHED 1865

41 Pippin Avenue

Liskeard

PL14 3FU

A detached coach house apartment situated on a popular residential development, within walking distance of local amenities.

The property offers off-road parking, integral garage, garden area to the side with open plan living accommodation.

Viewing is highly recommended.

The property is situated only a short drive from the town centre. The usual market town facilities can be found in Liskeard including a wide range of shopping, educational and recreational facilities with a sports centre and main-line railway station.

To the front of the property, there is a tarmac driveway leading to the garage with further small space in front of the pedestrian door. To the side of the property, there is a terraced gravelled area for a low maintenance garden yet providing an outside amenity area.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

GROUND FLOOR

Hallway

Wooden and double glazed door leads to a stairwell to the first floor. A pedestrian door is present to give internal access to the Garage with a radiator. Stairs to:-

FIRST FLOOR

Landing

Roof light to the rear, radiator, built-in linen cupboard with Ideal Logic combi boiler to heat water and radiators throughout with slatted shelving and storage area under.

Kitchen/Living/Dining Area

18' 10" x 18'9" (5.78m x 5.75m) (maximum)

Two uPVC double glazed windows to the front overlooking the estate and countryside to the far distance, two radiators, vinyl flooring to the Kitchen Area, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, built-in electric oven and gas hob, stainless steel sink unit, plumbing for washing machine, space for freestanding fridge/freezer, roof light to the rear.

Bathroom

uPVC double glazed window to the front, radiator, suite comprising panelled bath with mixer tap/shower fitting over, partly tiled walls, low level WC, wash hand basin, vinyl flooring.

Bedroom 1

15' 6" x 9'7" (4.74m x 2.96m) (maximum)

uPVC double glazed window to the front, radiator, built-in wardrobes with mirrored doors.

Bedroom 2

15'6" x 8'8" (4.74m x 2.69m) (maximum)

Roof light, radiator, built-in wardrobes with mirrored doors, access to the roof space area.

Outside

There is a private parking space in front of the garage together with a small tarmac area in front of the entrance door. The remaining garages are let on long-term leasehold titles. To the side, there is a low maintenance gravelled terraced garden providing opportunities for outside dining and amenity.

Integral Garage

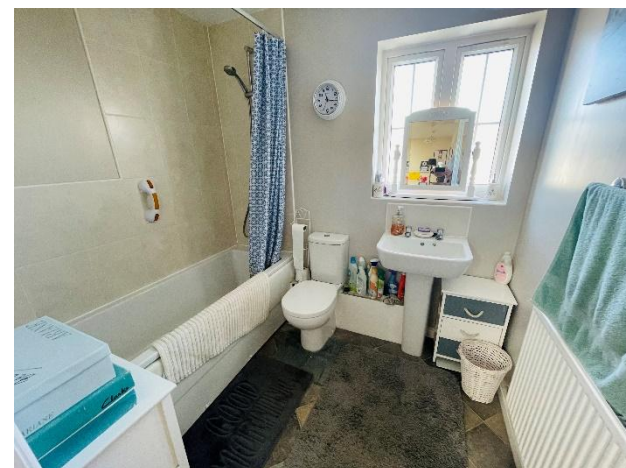
18'10" x 6'9" (5.79m x 2.11m)

Up and over door to the front, electricity connected and large understairs storage cupboard.

SERVICES

All mains services are connected to the property.

Average Mobile Coverage and Fibre Broadband



TENURE

The property is being sold Freehold with vacant possession upon completion. The Freehold of the long-term leasehold garages included within the Freehold.

COUNCIL TAX

Band B

EPC

Band C

SERVICE CHARGE

The vendor has advised us that the service charge for the development per property is approximately £245.00 per annum.

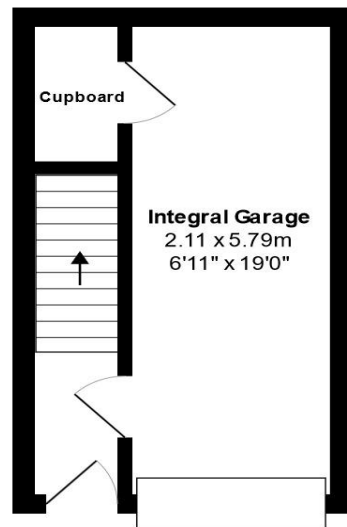
VIEWING

Strictly by prior appointment with the vendors agents –
Jefferys - Tel: 01579-342400

DIRECTIONS

From our offices in Liskeard, proceed up Barras Street and continue straight across the roundabout into Greenbank Road. At the double roundabout, continue straight across and, at the third roundabout, turn left into Carlton Way. Proceed through Carlton Way and take the second right into Pippin Avenue turning immediately right where the coach house can be found on your right hand side.





Ground Floor



First Floor

41, Pippin Avenue, Liskeard, PL14 3FU

Total Area: 95.3 m² ... 1026 ft²

All measurements are approximate and for display purposes only



find your happy



APPROVED CODE
TRADING STANDARDS UK

St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

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

Liskeard

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

OFFICES AT: ST. AUSTELL • LOSTWITHIEL • LISKEARD

www.jefferys.uk.com

ESTABLISHED 1865
Jefferys

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 Jefferys 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.