



33 Trevanion Road

Liskeard, Cornwall, PL14 3QN



33 Trevanion Road

Liskeard, Cornwall, PL14 3QN

Guide Price **£255,000**

Four bedroom link detached property in a popular residential area

Within close proximity to many local amenities

Off road parking and enclosed garden

For sale with the benefit with no onward chain



Description

This delightful link detached property offers a versatile layout with four bedrooms, providing ample space for family living. Spread across two levels, the home boasts generously proportioned living accommodation throughout, creating a bright and airy atmosphere.

The property benefits from a private driveway with parking for one vehicle and a well-maintained garden to the rear, perfect for outdoor entertaining or relaxing while enjoying the stunning countryside views. The flexible interior layout allows for a variety of living arrangements, making it ideal for growing families or those seeking additional space.

33 Trevanion Road is within close proximity to many local amenities and public transport, a viewing is highly recommended to fully appreciate the accommodation available and is being sold with the benefit of having no onward chain.



Accommodation

Entrance via uPVC door with obscure glazed panelling inset leading into:-

Hallway

Doors off to all ground floor rooms, radiator, stairs rising to the first floor with under stair storage below.

W.C

uPVC double glazed window to the side elevation, low-level W.C, pedestal wash hand basin with mixer tap and tiled splashback, LED downlights.

Living Room

uPVC double glazed window to the side elevation, radiator, woodburning stove with wooden mantle and marble hearth.

Kitchen/ Dining Room

uPVC double glazed window to the side elevation with far reaching countryside views, a range of fitted wall and base units with roll top work surfaces over incorporating a

stainless steel sink and drainer with mixer tap over, under counter space and plumbing for washing machine, and dishwasher, freestanding cooker with extractor fan over, LED downlights, radiator, integrated fridge, uPVC double glazed double doors leading to the:-

Conservatory

Triple aspect having uPVC double glazed windows to the side and front elevations with far reaching countryside views, uPVC double glazed double doors leading to the garden.

Study

uPVC double glazed window to the side elevation with far reaching countryside views, radiator.

Bedroom

Access to attic via loft touch, radiator, uPVC double glazed window to the side elevation.



First Floor

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

Bedroom

Dual aspect having uPVC double glazed window to the front and side elevations, radiator, LED downlights.

Bedroom

uPVC double glazed window to the side elevation, radiator, LED downlights.

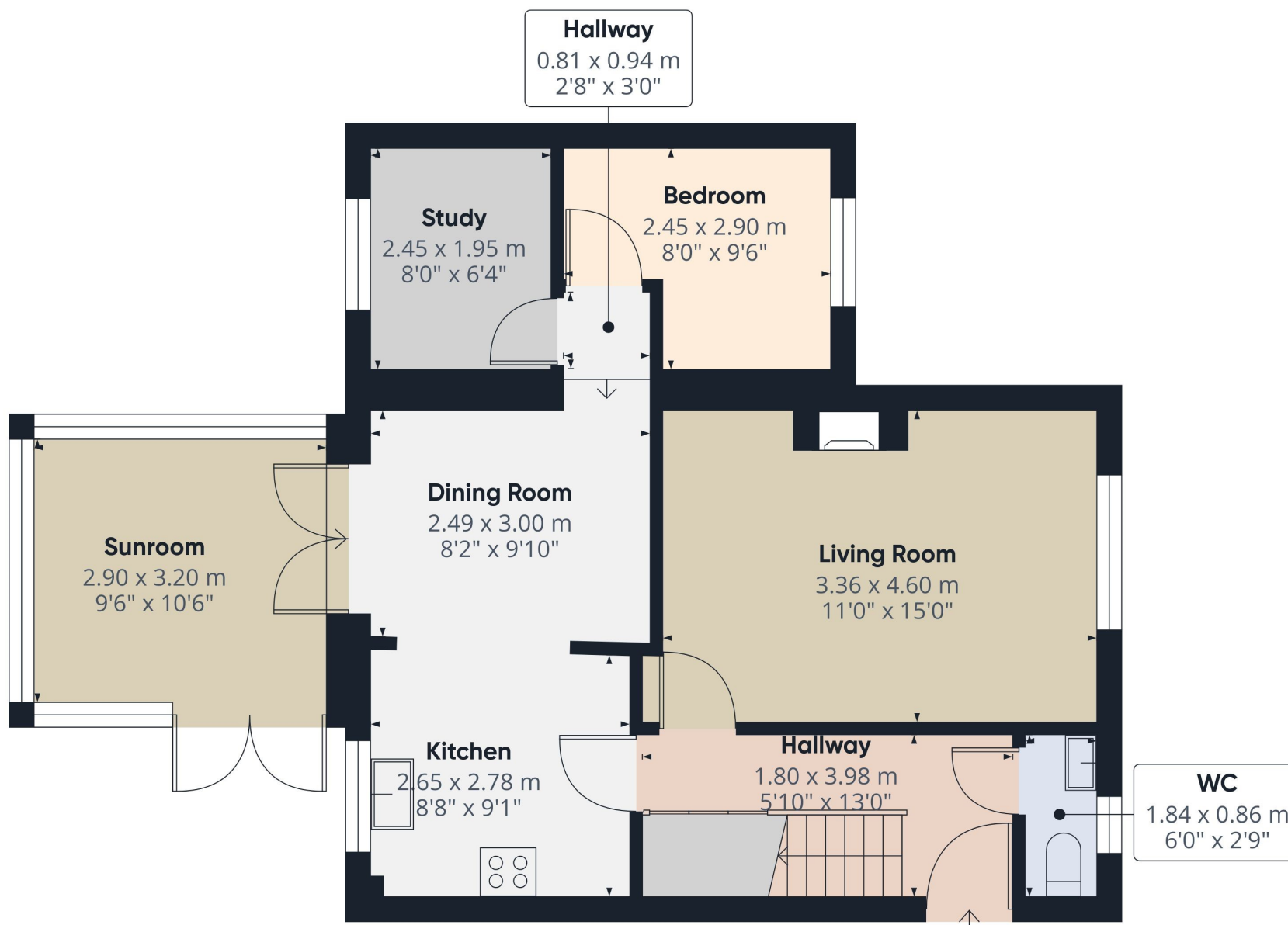
Bedroom

uPVC double glazed window to the side elevation with far reaching countryside views, radiator, LED downlights, built in wardrobes.

Bathroom

Obscure uPVC double glazed window to the side elevation, bath with panelled surround with individual taps and electric shower over with glazed shower screen being tiled floor to ceiling, towel radiator, low-level W.C, wash handbasin with individual taps and vanity storage below, LED downlights.

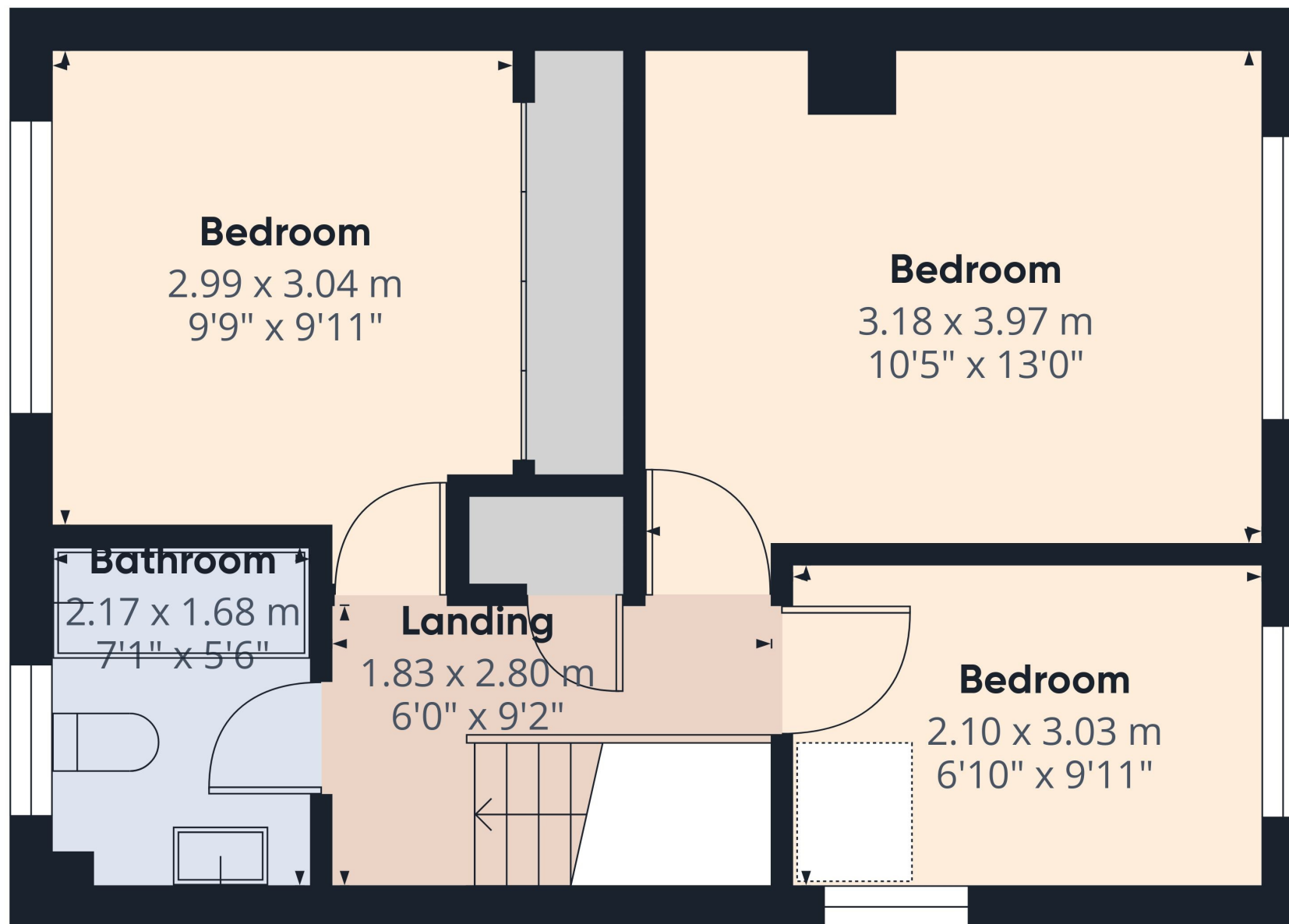


**Approximate total area⁽¹⁾**62.5 m²673 ft²⁽¹⁾ Excluding balconies and terraces

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

GIRAFFE360



**Approximate total area⁽¹⁾**37.1 m²400 ft²

(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



Outside

The property is accessed via a private driveway, tarmacked to accommodate one vehicle, with steps leading down to the front elevation. The rear garden is predominantly laid to lawn, interspersed with a range of mature trees and shrubs, creating a natural and private setting. A wooden shed offers practical storage solutions and benefits from electric.

A dedicated stone chipped area provides an ideal space for outdoor dining or entertaining, all while enjoying the far-reaching countryside views that enhance the tranquil ambiance of the property. The garden combines both functional and scenic elements, perfect for those who appreciate outdoor living and a touch of rural charm.



Services

Mains water, electricity, gas and drainage.



EE Rating - C



Council Tax Band - C



Directions

What3Words – armrest.cone.hardening



Virtual Tour

<https://tour.giraffe360.com/3957d35a445f413fbe9e4241e48ffd3a>

Scan for Material Information



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.

Disclaimer

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.



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

📞 01579 345 543

✉ liskeard@kivells.com

🌐 kivells.com

Find us on [f](#) [x](#) [i](#) [v](#) [i](#)