



22 Trelawney Gardens

Pensilva, Liskeard, Cornwall, PL14 5PL



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Guide Price £190,000

Well proportioned two bedroom semi detached bungalow

Located in the moorland village of Pensilva

Low maintenance rear garden

Great opportunity for first time buyers and investors



Description

A well-positioned two-bedroom semi-detached bungalow located in the moorland village of Pensilva, enjoying stunning far-reaching countryside views.

The property is well presented throughout and offers comfortable, single-level living.

Accommodation comprises a spacious double bedroom and a second smaller single bedroom, ideal for use as a guest room, home office, or study.

The living space is light and welcoming, with the standout feature being the impressive outlook across the surrounding landscape, providing a real sense of space and tranquillity.



Accommodation

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

Kitchen

A range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with individual taps over, integrated oven with integrated four ring electric hob and extractor fan over, space and plumbing for slim line dishwasher, space and plumbing for washing machine, space for under counter fridge, tiled splashback, radiator.

Hallway

Doors off to all rooms, access to attic via loft touch.

Bedroom

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

Living Room

uPVC double glazed window to the front elevation with far reaching views, radiator, television point, coving to ceiling.

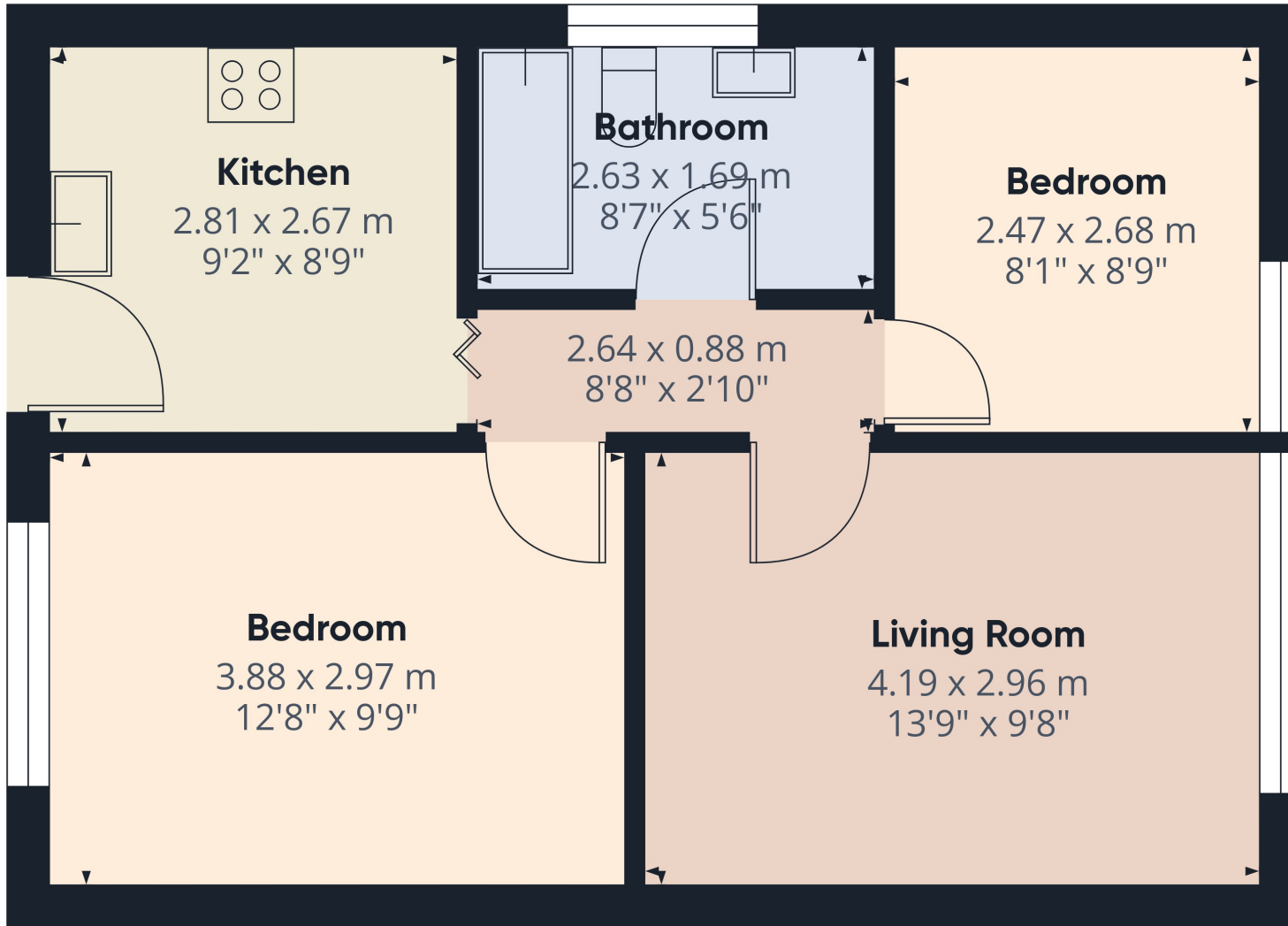
Bedroom

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

Bathroom

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





Approximate total area⁽¹⁾
 45.4 m²
 489 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.

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Floor 0 Building 1



Outside

Externally, the property benefits from a tarmac driveway providing off-road parking for two to three vehicles. To the front, there is an area of lawn complemented by a selection of mature flowering trees and shrubs, creating an attractive kerb appeal.

The rear garden is arranged over two levels, featuring a paved patio area ideal for outdoor seating and entertaining. A raised section to the rear is currently laid to mud, offering excellent potential for landscaping to suit individual tastes. The garden also benefits from a useful garden shed and is enclosed by a combination of fencing and Cornish stone walling, providing privacy and security.



Services

Mains water, electricity, gas & drainage.

 EE Rating - C

 Council tax band - B

 Directions

What3Words - reframe.signified.budgeted

 Virtual Tour

<https://tour.giraffe360.com/b0c2b4142336486fbe2e7ecc62fbe876>

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