



Liskeard.
PL14 3TU

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ESTATE AGENTS

Guide Price £205,000

Liskeard is a thriving market town located only 7 miles from the South Coast of Cornwall with its sandy beaches but within easy striking distance of Bodmin Moor. Providing everyday town centre facilities on the doorstep, Liskeard also benefits from having a retail park, food supermarkets, leisure centre with swimming pool and sports courts, a Community Hospital and both primary and secondary schools. A mainline railway station is within walking distance of the town providing fast services to Plymouth and the rest of Cornwall, with a branch line to Looe.

- **Corner Plot in Quiet Cul-de-Sac**
- **Gas CH, uPVC DG & Solar Panels**
- **Spacious Lounge/Dining Room**
- **Shower Room**
- **Level Private Gardens**
- **OFFERED WITH NO CHAIN**



The property is approached via level access to the front Entrance. You then lead into the spacious Hallway, where stairs with shaped balustrade raise to the first floor Landing. From the hallway access is gained to the ground floor accommodation. The modern fitted Kitchen enjoys a front aspect outlook and is fitted with a comprehensive range of units including eye level oven, fitted hob with extractor fan canopy over and integrated appliances. There is also a wall mounted gas boiler in situ. The generous rear aspect Lounge/Diner has a fire place and both a window and French doors that lead out into the garden. This room then flows on into the Conservatory via the twin glazed doors. This is a peaceful place where the garden can be enjoyed, whilst creating added space.

On the first floor landing there is an over stairs storage cupboard and also a linen cupboard. There are two spacious Double Bedrooms and a Single Bedroom which could also be used as an office etc. The former Bathroom is situated to the front aspect and has been fully refurbished to now include a spacious walk-in shower, vanity wash hand basin with cupboard space beneath and enclosed matching W.C.

The property benefits from its own solar panels which are owned outright and generate income for the vendors.



OUTSIDE

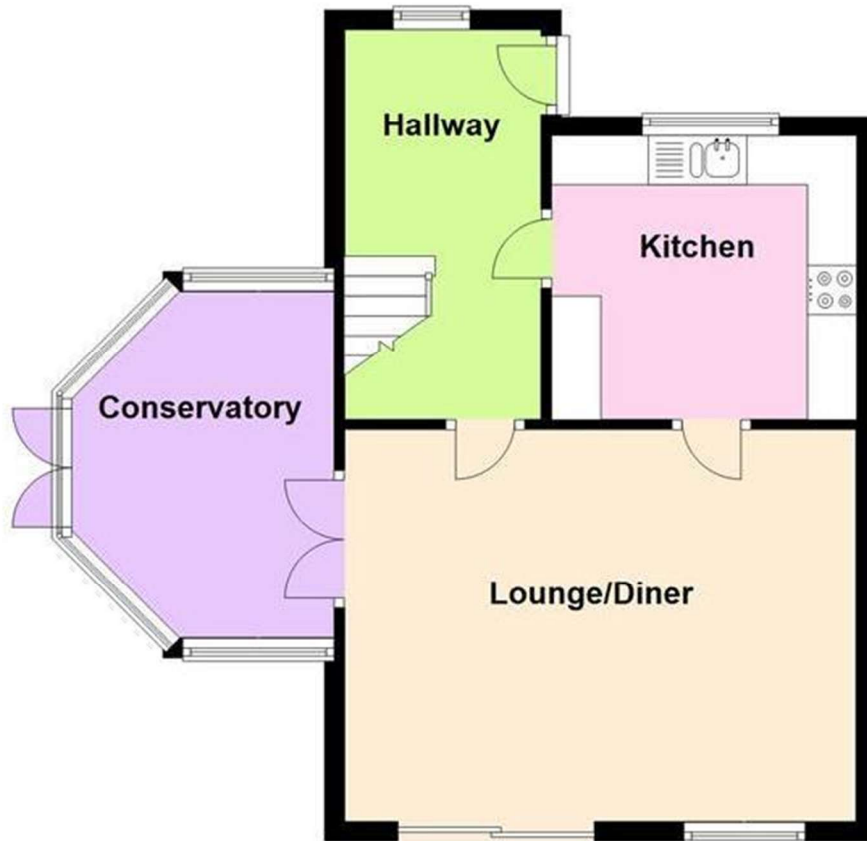
The property benefits from a small lawned garden directly to the front of the property with a paved pathway leading to the front entrance. A timber gate situated at the side of property provides footpath access for the front, rear and side gardens. The Tarmac driveway provides off road parking for at least two vehicles and leads to the Garage. This has an 'up and over' door and benefits from power and lighting. The rear garden is fully enclosed with fencing and raised, well stocked shrub borders, making it child and pet friendly. This is mainly laid to lawn with chipped and paved pathway leading to the Conservatory..

Services:- Mains Electric, Gas, Water and drainage.
Added benefit of Solar Panels

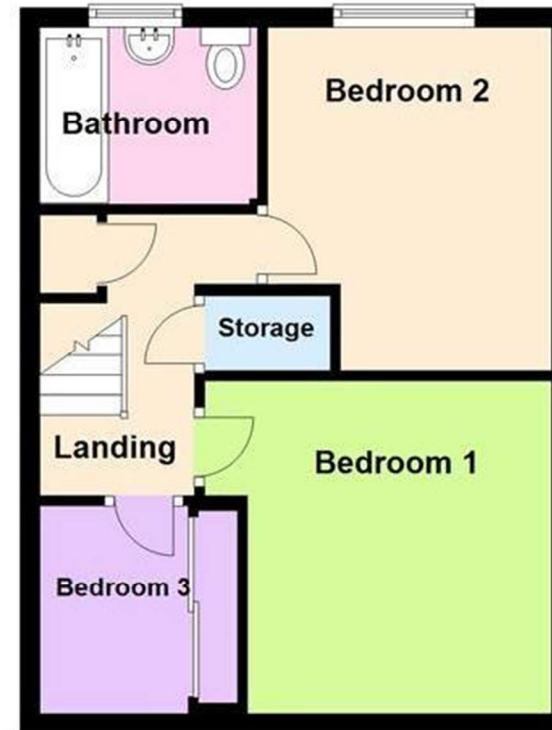
Council Tax:- Cornwall Council advise that the Tax Band for the property is a C.



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

