



Pippin Avenue, Liskeard

In Excess of £200,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents

Description

A well-presented three bedroom home situated within the popular Pippin Avenue development, offering spacious accommodation, off-road parking and an enclosed rear garden. An excellent opportunity for first-time buyers, families or investors.

THE PROPERTY

This attractive three bedroom home offers well-balanced accommodation arranged over two floors and will appeal to a range of purchasers, including first-time buyers, families and investors.

The ground floor comprises an entrance hall with cloakroom/WC, a comfortable lounge and a generous kitchen/diner to the rear of the property. The kitchen provides ample worktop and storage space, with room for a dining table and direct access to the garden, making it a practical hub of the home.

On the first floor, the master bedroom benefits from an en-suite shower room, whilst two further bedrooms are served by the family bathroom. The third bedroom would also lend itself well to use as a nursery, dressing room or home office.

The property has been well maintained throughout and offers a practical layout that is well suited to day-to-day family life.

THE OUTSIDE

To the rear, the property enjoys an enclosed garden providing a good degree of privacy and a pleasant space to sit and enjoy the warmer months. The garden is easily accessible from the kitchen/diner and offers plenty of potential for those looking to create an outdoor seating or entertaining area.

The property also benefits from allocated parking.

THE LOCATION

Pippin Avenue forms part of a popular modern development on the edge of Liskeard, offering a quiet residential setting while remaining close to local amenities, schools and transport links.

The town centre, mainline railway station and access to the A38 are all within easy reach, making this an excellent base for commuting or exploring the Cornish countryside and coastline.

Council Tax band: C





The area is well regarded for its community feel, green spaces and convenient access to both coast and moor.

FAQs

Sellers Movement – No chain

Tenure – Leasehold

Garden Aspect – South

Built In - 2016

Services - Mains Gas, Electricity and Water

Development Maintenance Charge - £240 per annum (approx.)

Under Anti-Money Laundering Regulations, Parkes and Pearn is legally required to carry out checks on all sellers and buyers. This means we must confirm your identity and, where necessary, verify the source of the funds you are using to purchase the property. We use an approved third-party company to complete these checks on our behalf. A non-refundable fee of £80 (including VAT) is charged to cover the cost.

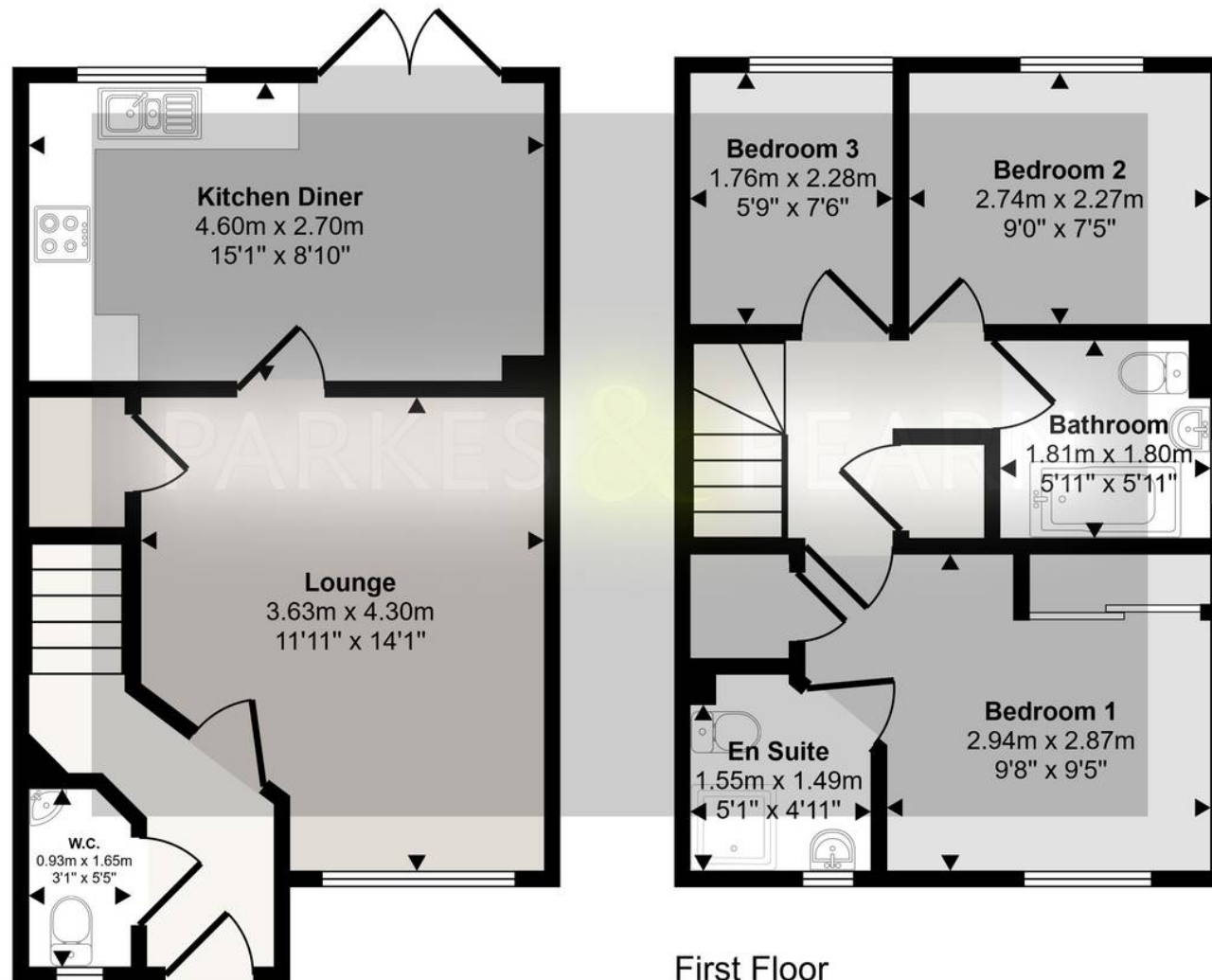
DIRECTIONS

SatNav – PL14 3FU

what3words - ///filer.freed.vintage



Approx Gross Internal Area
69 sq m / 743 sq ft



Ground Floor
Approx 35 sq m / 381 sq ft

First Floor
Approx 34 sq m / 362 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Parkes and Pearn Property Consultants

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