



**St Ive, Liskeard**  
PL14 3LZ

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**D**AWSONnott  
E S T A T E A G E N T S



# Guide Price £299,950

An attractive detached bungalow set within a quiet tucked away village location.

- Tucked Away Private Spot
- Lots Of Potential To Extend
- Garage and Ample Parking
- uPVC Double Glazing and Central Heating
- Two Double Bedrooms
- Generous Gardens





This detached bungalow is situated in private tucked away spot at the end of a private driveway. Although some updating has been completed there is still scope for the right purchaser to make further improvements and to extend, subject to the relevant planning permissions etc.

The property has a double glazed Entrance porch/Sun room with composite stable door, ceramic flooring and a triple aspect outlook providing views of the garden. From here a further door provides access to the Hallway, with lime washed wooden floorboards which are continued to all further rooms. The cosy front aspect Lounge features a Multi fuel burner sat on a slate hearth and a radiator. The modern Kitchen/ Breakfast room is fitted with white shaker style wall and base units with beech block contrasting work surfaces incorporating drawers. An integrated Electric oven and Halogen hob with extractor canopy over. 1 and 1/2 bowl stainless steel sink and drainer with tiled splash backs. There is space for free standing fridge/freezer plus plumbing and space for automatic washing machine. Inset lighting, radiator and double glazed window over looking the private garden. With a stable door giving access to the rear garden. There are two double bedrooms with Bedroom 1 to the front aspect, with radiator and Bedroom 2 a spacious double to the rear elevation, with radiator and loft access. The modern shower room contains a walk in shower with glazed screen, rainfall shower with attachment. Vanity wash hand basin with cupboard space beneath, low level WC. Contrasting partially tiled walls, heated towel rail, uPVC double glazed obscure window to the rear elevation and inset lighting.



## OUTSIDE

The front of the property is approached via a shared driveway to the side of a neighbouring property, this branches off at the rear to a private driveway. The driveway leads to the single garage and provides parking for 3/4 vehicles. The garage has a barn style door with a courtesy door and window to the rear and benefits from power and light. There is a generous garden to the front with an open aspect which is mainly laid to lawn and shrub borders. The rear of the property is approached via a side pathway. The generous sized rear garden is mainly laid to lawn with well-established shrub borders and enclosed with natural hedging. The garden is very much a blank canvas, ideal for the keen gardener and offers privacy.

Services:- Mains Electric, Water; Private drainage via Septic Tank and Oil Tank for central heating.

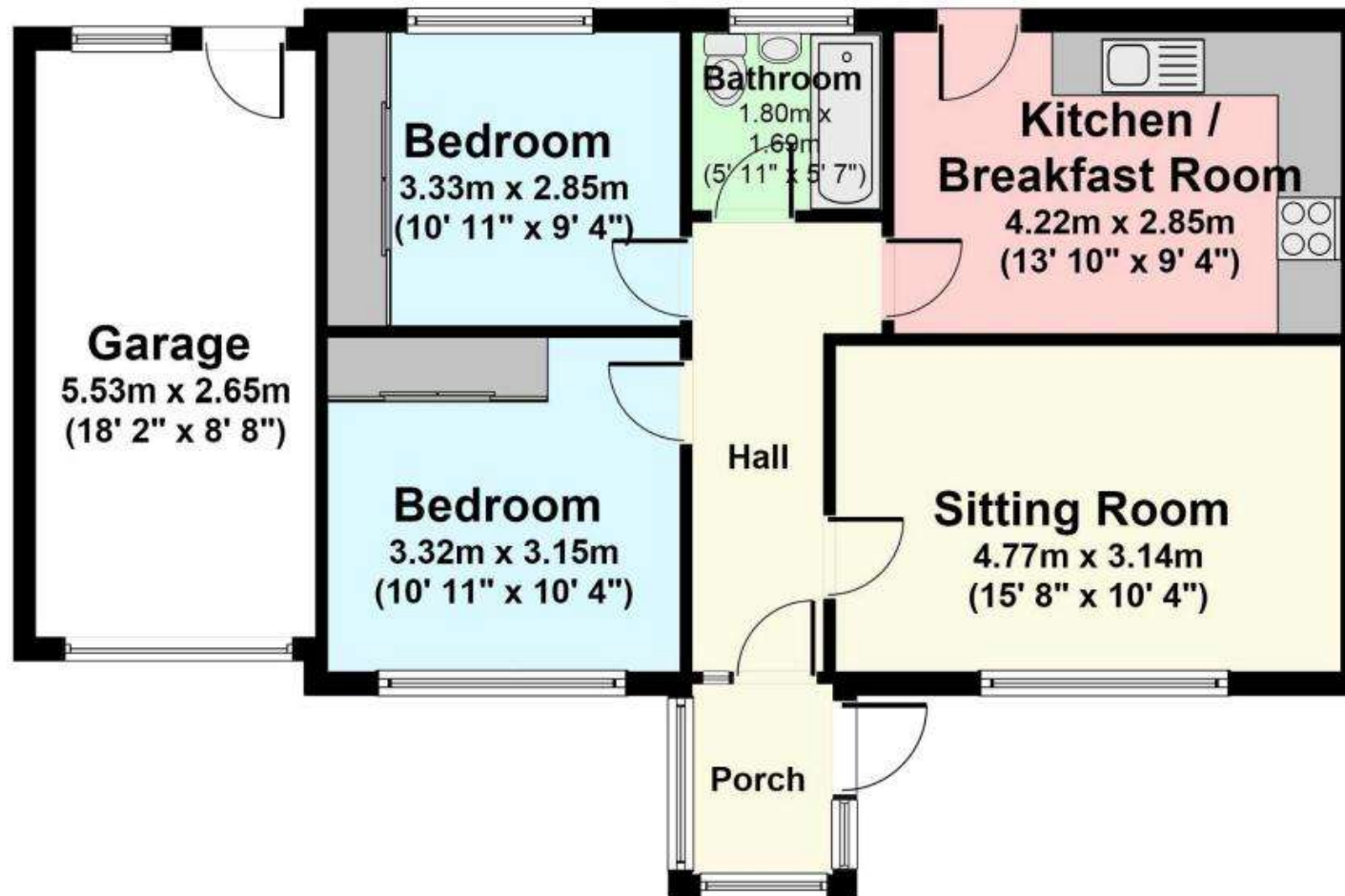
Council Tax:- According to Cornwall Council the Tax Band is C





# Molyneux

Total floor area 75 Sq m (814 sq ft) Approx



Floor plans are for identification purposes only.  
All measurements are approximate.

Created using Vision F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

