Liskeard

PL14 6FN

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Guide Price £177,000

Situation: -Liskeard is a thriving market town with everyday town centre facilities. It also benefits from having a retail park, supermarkets, leisure centre with swimming pool, train station, Doctor and Dental surgeries, a community hospital & both primary & secondary schools. VIEWING RECOMMENDED.

- **End of Terrace Modern House - IDEAL FIRST TIME BUY**
- **Immaculately presented throughout**
- **2 DOUBLE Bedrooms**
- **Kitchen/Diner with built in appliances**
- **Pleasant outlook from the front aspect**
- **Parking, gardens and traffic free location**

The property`s front door opens to the hallway where there are stairs rising to the first floor. There is a Cloakroom which is always a popular choice, comprising of a low level WC, corner wash hand basin with tiled splashback and a consumer box cabinet. A double glazed frosted window faces to the front elevation. From the hallway an internal door leads into the lounge which is a nice and light room, facing to the front and having a pleasant outlook across the woodland. Space for reception furniture and there is a useful large under stairs storage cupboard. From here a door opens to the nice size Kitchen/Dining room which is fitted with a range of wall and base units, roll top work surfaces with matching splashbacks, cupboard housing the central heating and hot water boiler and windows overlooking the rear garden. Under unit space and plumbing for a washing machine and a built in dishwasher, four ring gas hob with an electric oven beneath and a stainless steel canopy above incorporating the extractor. Area suitable for table and chairs and French doors give access to the rear garden.

On the first floor the Landing gives access to the two Bedrooms and the Bathroom. Bedroom one is a double bedroom with a pleasant outlook across the garden. Bedroom two is also a double bedroom complete with a good sized storage cupboard and loft access. The room faces the front with views across woodland and beyond. The Bathroom includes, WC, wash hand basin, bath with a shower attachment over, extractor and uPVC double glazed window facing to the side.

The property is situated in a traffic free location, has uPVC double glazing and Gas central heating.

OUTSIDE

To the front of the property there are slate chipped areas and a pathway and step lead to the main entrance. To the rear there is an attractive garden, which has a paved patio ideal for alfresco dining, entertaining etc. Raised flower beds finished with sleepers, slate chipping sections and a lawn. The garden is enclosed with fencing and a side gateway which opens to a pathway leading to the front. There is also an Outside tap.

A short distance from the property, there is an allocated parking space.

Services:- Mains Electric, Gas, Water and Drainage.

Service charge:- The vendor has advised us that the current charge is £242.00 per annum.

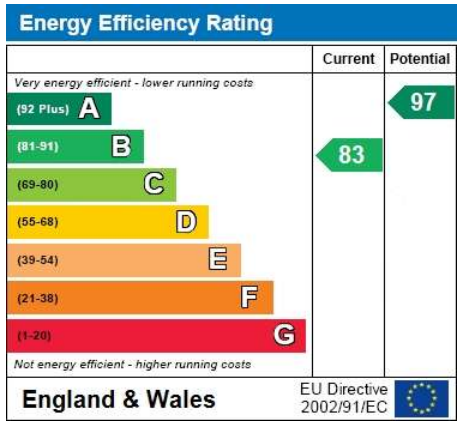
Council Tax:- Band B

Liskeard, PL14

Approximate Area = 644 sq ft / 59.8 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Dawson Nott Ltd. REF: 1408436



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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.

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