



Pippin Avenue, Liskeard

Offers in Region of £215,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents

A beautifully presented three-bedroom semi-detached home on Pippin Avenue, offering modern interiors, a stylish kitchen diner, private garden, and en suite master bedroom all of which is within easy reach of Liskeard's town centre and transport links.

### THE PROPERTY

This attractive modern home offers a bright and welcoming feel throughout. The spacious lounge features a large window that fills the room with natural light, complemented by contemporary flooring and neutral décor. The kitchen diner is a standout space, fitted with units, marble-effect worktops, and some integrated appliances, with French doors opening directly onto the rear garden which is perfect for entertaining or family meals.

Upstairs, the property provides three well-proportioned bedrooms, including a comfortable master bedroom with en suite shower room. The family bathroom is finished in a modern style, and there is also a convenient ground-floor W.C. The layout is practical and well-designed, making excellent use of space.

### THE OUTSIDE

To the rear, the enclosed south-facing garden offers a mix of patio and gravel areas, ideal for outdoor seating, barbecues, or relaxing in the sunshine. The space is low-maintenance yet versatile, with room for planters, a storage shed, and a seating area.

Gated access leads to the rear, providing convenient access to your parking spaces, bins or bikes, while the fencing ensures privacy.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## THE LOCATION

Pippin Avenue sits within a popular modern development on the edge of Liskeard, offering a peaceful residential setting while remaining close to local amenities, schools, and leisure facilities. Liskeard's mainline railway station provides direct links to Plymouth, Truro, and London, making it ideal for commuters. The nearby A38 offers easy road access across Cornwall and into Devon.

The town itself has a welcoming community feel, with a range of shops, cafés, and restaurants, while the surrounding countryside and coastline, including Looe, Seaton, and Bodmin Moor, are all within easy reach, making this an excellent base for both work and leisure.

## FAQs

Sellers Movement – Buying locally, completed chain

Tenure – Freehold (purchased 2025)

Garden Aspect – South

Services - Mains Gas, Electricity and Water

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

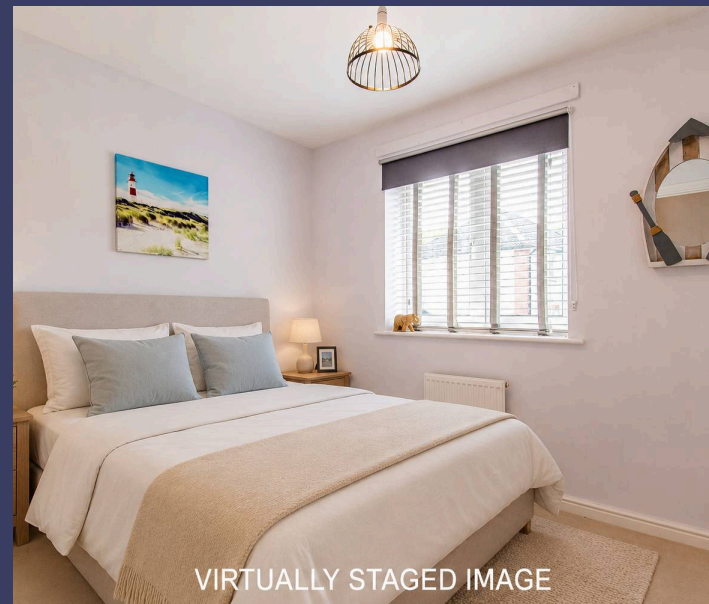
Under Anti-Money Laundering Regulations, Parkes and Pearn is legally required to carry out checks on all sellers and buyers. This means we must confirm your identity and, where necessary, verify the source of the funds you are using to purchase the property. We use an approved third-party company to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

Please note – some images have been virtually staged.

## DIRECTIONS

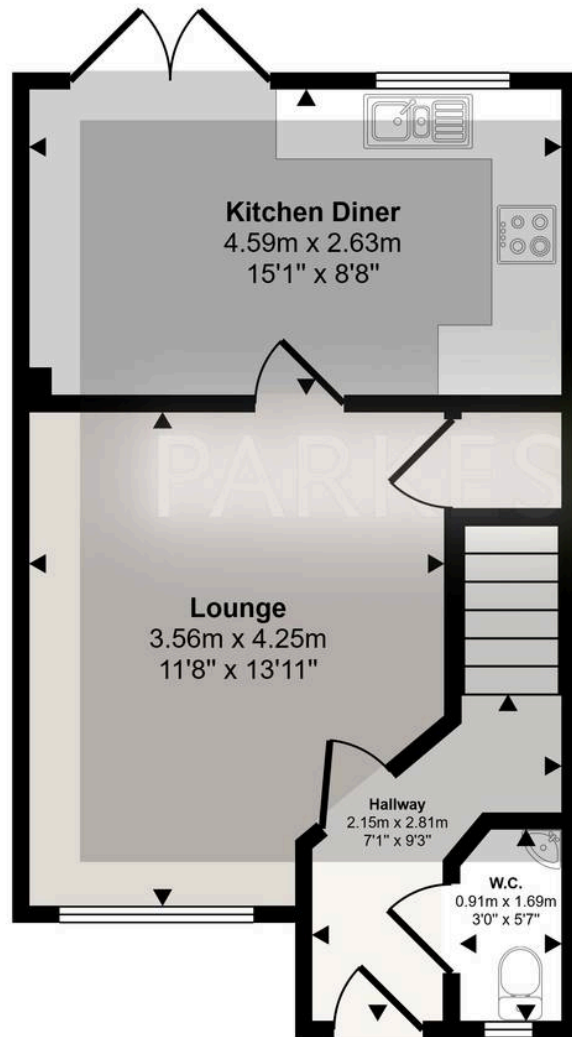
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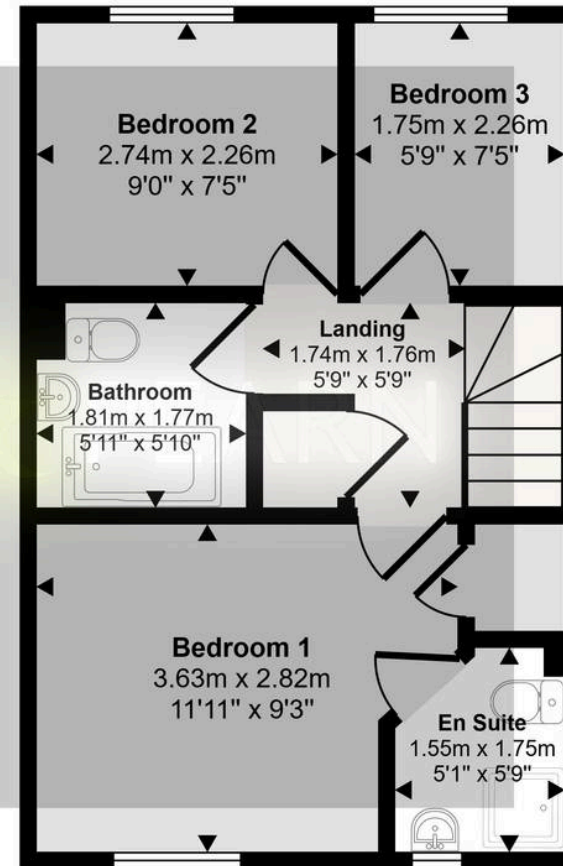


VIRTUALLY STAGED IMAGE

Approx Gross Internal Area  
68 sq m / 729 sq ft



Ground Floor  
Approx 35 sq m / 372 sq ft



First Floor  
Approx 33 sq m / 357 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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