



Hazelmead, Liskeard

Offers Over £220,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents

Offered to the market CHAIN FREE is this bright and well-presented three-bedroom home on Hazelmead, offering spacious living, a modern kitchen, private garden and driveway parking. Move-in-ready and perfectly placed for access to Liskeard's amenities, schools and transport links.

### **THE PROPERTY**

This inviting three-bedroom home on Hazelmead offers generous, well-proportioned accommodation throughout, making it an ideal choice for first-time buyers, downsizers or investors. The ground floor features a spacious lounge filled with natural light, leading through to a separate dining room with French doors opening onto the garden. The kitchen is well equipped with ample storage, good worktop space and direct access outside.

Upstairs, the property offers two comfortable double bedrooms along with a third room that works perfectly as a home office, nursery or dressing room. The family bathroom is clean, bright and well maintained. Fresh décor, neutral finishes and a sense of space throughout make this a home you can move straight into and enjoy.

### **THE OUTSIDE**

The rear garden is a lovely private space, combining a paved patio area with a lawned section bordered by fencing. It's ideal for outdoor dining, relaxing or creating a safe play area. A useful storage shed sits to one side, and the garden enjoys a good level of privacy. To the front, the property benefits from driveway parking.

### **THE LOCATION**

Hazelmead is a popular residential area on the outskirts of Liskeard, offering a peaceful setting while remaining close to everyday amenities.

Local shops, schools and green spaces are all within easy reach, and the town centre, mainline railway station and A38 provide excellent links for commuting or exploring the Cornish countryside and coastline. It's a location that blends convenience with a welcoming community feel.





## FAQs

Sellers Movement – Chain free

Tenure – Freehold

Garden Aspect – North

Built In - 1996-2002

Services - Mains Gas, Electricity and Water

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 £40 per person (including VAT) is charged to cover the cost.

## DIRECTIONS

SatNat – PL14 4PY

What3words - ///potential.cobbles.dean

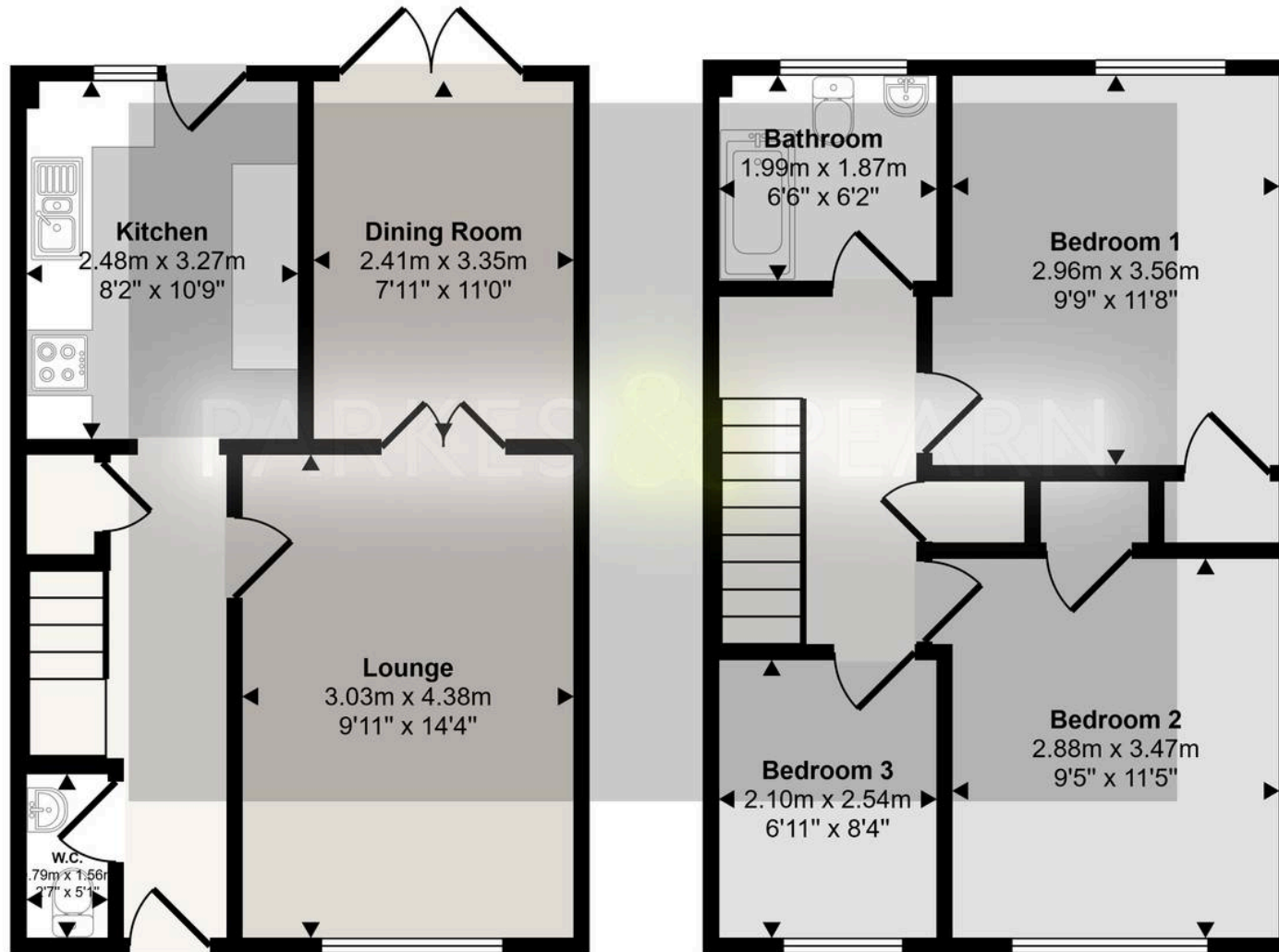
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Approx Gross Internal Area  
80 sq m / 864 sq ft



Ground Floor

Approx 40 sq m / 429 sq ft

First Floor

Approx 40 sq m / 435 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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