



Offers in Excess of £360,000
Tremoor, Moorswater, Liskeard, PL14 4TL

Jefferys ESTABLISHED 1865

An attractive and spacious four/five bedroom detached family home on the periphery of the town centre of Liskeard with good access onto the main A38 roadway. This property has been constructed within the last ten years to a high standard and provides four good sized bedrooms with the benefit of a ground floor office/fifth bedroom. The property has been built to good energy efficiency standards with the benefit of an air source heat pump and solar panels. The property is for sale with no onward chain.

This house is situated on the rural periphery of Liskeard which provides day to day shopping and communities facilities. Bodmin Moor, some 4 miles away from the property provides walking and recreational facilities. Within a few minutes drive, is the south Cornish coastline which provides golden sand beaches. The City of Plymouth is approximately 40 minutes by car and offers a comprehensive range of facilities.

This detached house provides a spacious family home over three storeys with the benefit of an integral garage, master en-suite facility and modern construction/insulation levels.

The first floor offers a large open plan Kitchen/Living/Dining Area for family living with access directly out onto a sun terrace.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

GROUND FLOOR

Entrance Hall

Door to the front, uPVC double glazed window to the side, radiator.

Office/Bedroom 5

9'6" x 7'3" (2.94m x 2.22m)

uPVC double glazed window to the side, radiator.

Shower Room/wc

uPVC double glazed window to the front, suite comprising shower cubicle with electric shower, low level wc, wash hand basin, heated towel rail, partly tiled walls.

From the Hall, stairs then lead to:-

UPPER GROUND FLOOR

Open plan Kitchen/Living/Dining Area

25'5" x 11'7" (7.78m x 3.56m) 12'3" x 9'6" plus (3.77m x 2.93m)

uPVC double glazed patio doors to the rear off the Kitchen and Living Area, uPVC double glazed french doors to the front leading directly onto the sun terrace, uPVC double glazed window to the side with further patio doors leading out to the garden area. There is a large Kitchen comprising plentiful wall cupboards and working surfaces with cupboards and drawers under, built-in pan drawers, island unit, one and a half polycarbonate sink unit, freestanding electric oven and hob, space and plumbing fitment for an American fridge, two radiators with a freestanding woodburner within the Living Area.

Inner Landing

Radiator.

Cloakroom/wc

uPVC double glazed window to the side, suite comprising low level wc, wash hand basin with vanity unit under, heated towel rail, cloak area.

Lounge

17'9" x 13'2" (5.46m x 4.03m)

uPVC double glazed french doors leading directly out onto the sun terrace, two uPVC double glazed windows to the front, two radiators.

From the Inner Landing, there are stairs leading to:-

SECOND FLOOR

Landing

With access to the roof space area, radiator.

Master Bedroom

13'3" x 12'5" (4.05m x 3.81m)

uPVC double glazed window to the front, Velux roof light, radiator, spacious walk-in wardrobe with hanging rail and shelving together with a radiator.

En-Suite Shower Room/wc

Suite comprising corner shower, low level wc, wash hand basin with vanity unit under, partly tiled walls, heated towel rail, Velux roof light.

Family Bathroom/wc

uPVC double glazed window to the side, suite comprising 'P' shaped bath with shower over, low level wc, wash hand basin with vanity unit under, partly tiled walls, heated towel rail.

Bedroom 2

10'9" x 10'3" (3.31m x 3.15m)



uPVC double glazed window to the rear, radiator, built-in wardrobe with hanging rail and shelves.

Bedroom 3

10'8" x 9'5" (3.31m x 2.91m)

uPVC double glazed window to the rear, radiator, built-in wardrobe with hanging rail and shelves.

Bedroom 4

11'6" x 9'6" (3.53m x 2.93m)

uPVC double glazed window to the front, radiator.

OUTSIDE

The property is approached by a brick paved driveway with parking for three to four vehicles. Off the driveway, there is an **Integral Garage - 23'2" x 11'9" (7.06m x 3.64m) (maximum)**

The Garage has an electric up and over door, plumbing fitment for washing machine, stainless steel sink unit, thermal store for the air source heat pump, solar panel inverter and water reservoir for the sprinkler system.

There are brick paved and gravelled pathways to the side. Steps then lead to the side to a rear pathway which then leads up to a raised terrace. The terrace has a patio area and artificial grass area. Off the Kitchen and Lounge, there are doors to a Sun Terrace with a glazed Balcony.

SERVICES

Mains electricity, water and drainage. Air source heat pump. 1.92kw of photovoltaics.

Good Mobile Coverage and Good Broadband available.

TENURE

The property is being sold Freehold with vacant possession upon completion.

COUNCIL TAX

Band 'E'

EPC

Band 'B'

MINING AND RADON

The property is in Cornwall, a county known for mining activity, and potentially high levels of Radon gas.

VIEWING

Strictly by prior appointment with the vendors agents – Jefferys
Tel: 01579-342400





Tremoor, Old Station Road, Liskeard, PL14 4TL

Total Area: 207.8 m² ... 2237 ft² (excluding terrace)

All measurements are approximate and for display purposes only



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