



# 65 Trelawny Road

Menheniot, Liskeard, PL14 3TS

KIVELLS

K



## *65 Trelawny Road*

Menheniot, Liskeard, PL14 3TS

Guide Price £300,000—£325,000

Beautifully presented three bedroom detached house

---

Excellent positioned on the edge of the village within close proximity to many amenities

---

For sale for the first time in over 25 years

---

Low maintenance gardens & off-road parking

---

For sale with the benefit of having no onward chain

---



### Description...

A wonderfully presented and deceptively spacious family home situated within a peaceful and extremely popular residential development within the heart of the ever popular Cornish village of Menheniot.

Enjoying far reaching views and boasting off-road parking with the additional benefit of an attached single garage, 65 Trelawny Road is offered for sale for the first time in over 25 years and a viewing is essential to appreciate this beautifully presented property.

Enjoying low maintenance gardens to both the front and rear elevations and being within walking distance of the village amenities, this delightful property is offered to the market with the benefit of having no onward chain.

### Situation...

Menheniot is both a popular and well served village, with amenities including a post office, convenience store, public house, popular primary school, village hall, sports facilities and church. The village has allotment facilities, regular bus service with mainline railway station on the outskirts of the village together with the A38 roughly a mile away.



## Accommodation

Entrance via uPVC double glazed door opening into:-

### Inner Hallway

Doors off to all ground floor rooms, uPVC double glazed window to the front elevation with far reaching views beyond, radiator, stairs rising to the first floor.

### Kitchen

Dual aspect having a uPVC double glazed windows to both of the front and rear elevations with far reaching countryside views to the front elevation, radiator, a range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap, integrated oven, integrated four ring gas hob with electric extractor fan over.

### Utility

uPVC double glazed window and door opening on to the enclosed garden beyond, a range of fitted wall units, space and plumbing for washing machine, space for undercounter fridge freezer, doorway leading into Garage

### Living Room

Radiator, under stairs storage cupboard, television point, uPVC sliding door opening into:-

### Conservatory

Triple aspect with uPVC double glazed windows to the side and rear elevations with uPVC double glazed double doors opening onto the enclosed garden beyond.

### Cloakroom

Half height tiling throughout with an obscure uPVC double glazed window to the front elevation, radiator, low-level W.C, pedestal wash hand basin with mixer tap.

### First Floor

Doors off to all first floor rooms, built in storage cupboards.

### Bedroom

uPVC double glazed window to the front elevation with far reaching countryside views beyond, built in storage cupboard, radiator.

### Bedroom

uPVC double glazed window to the rear elevation with far reaching views beyond, radiator, coving to ceiling, access to attic via loft hatch.

### Bedroom

uPVC double glazed window to the rear elevation with far reaching views beyond, coving to ceiling, radiator

### Shower Room

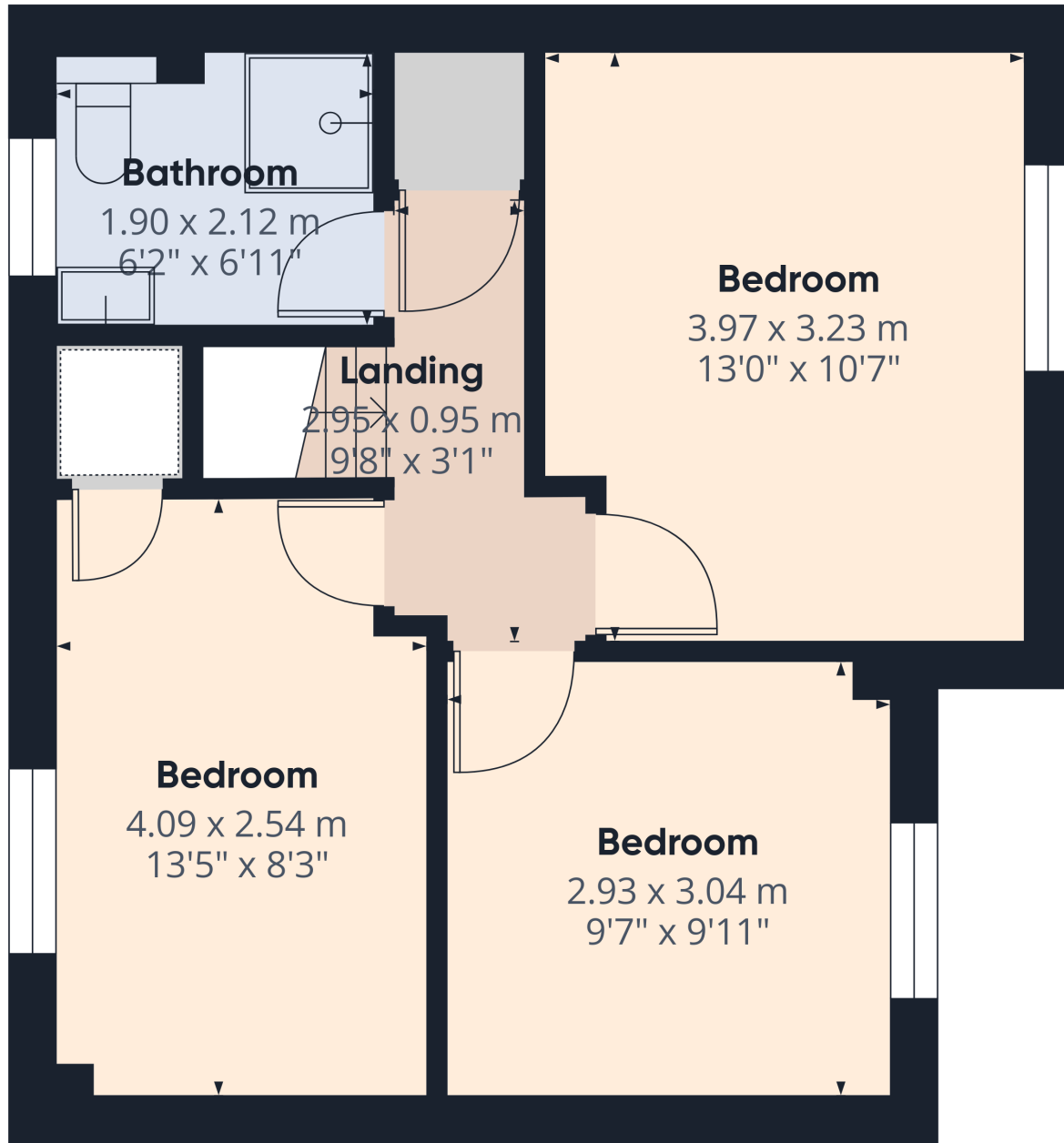
Tiled floor to ceiling with a glazed corner shower cubicle with mains shower, obscure uPVC double glazed window to the front elevation, chrome heated towel rail, pedestal wash hand basin with mixer tap, low-level W.C.



Floor plan



Floor plan for identification purposes only, not to scale



**Approximate total area<sup>(1)</sup>**  
39.3 m<sup>2</sup>  
423 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

## Outside

The property is approached to the front elevation via a block pave driveway and is excellently positioned within a peaceful cul-de-sac.

Off-road parking is available on the private driveway with additional off-road parking being available within the integral single garage. This offers the possibility to be utilised for a variety of different uses or converted subject to obtaining any necessary planning permissions required.

Low maintenance gardens are positioned to both the front and rear elevations with the enclosed rear garden being predominantly laid to paved patio with a variety of mature flowering shrubs boarding. This is a great space to relax and enjoy the peaceful surroundings.



## Garage

Providing an excellent space for storage or additional parking, the garage is accessed via an up and over door boasting power and lighting throughout.

A solar panel system is installed within the garage, which also has the additional benefit of battery storage. The system is owned by the vendor and this ownership will be transferred upon the completion of the sale.

## Services

Mains water, drainage, gas and electricity.

 EE Rating - B

 Council tax band - C

 Directions

What3Words – diets.diagram.skippers

 Virtual Tour

<https://tour.giraffe360.com/30450346321140fd94604712f16542cd>

## Viewings strictly by appointment only

Please ring **01579 345 543** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

### Disclaimer

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements.

Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.

Scan for Material Information





Kivells Estate Agents, 7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE

📞 01579 345 543

✉️ [liskeard@kivells.com](mailto:liskeard@kivells.com)

🌐 [kivells.com](http://kivells.com)

Find us on [f](#) [x](#) [@](#) [v](#) [in](#)

