Trewidland, Liskeard

Fixed Price: £146,400

Jefferys ESTABLISHED 1865

Trewidland
Liskeard

A recently constructed, spacious two bedroom countryside house with off road parking and pleasant garden.
The property is subject to a local connection s106 and is listed as an affordable home. The house cannot be sold for more than 48% of open market value.
LPG central heating.
For sale with no onward chain.

The property is conveniently placed for easy access to the main A38 roadway providing easy access to the City of Plymouth. The market town of Liskeard and fishing town of Looe are within easy reach and provide a good range of shops, commercial and recreational facilities together with good schooling. There is excellent scenery close by with Bodmin Moor and beautiful coastal scenery a few miles to the south

ACCOMMODATION
(All measurements being approximate)

Ground Floor

Entrance Hall – door to the front, radiator.

Cloakroom/wc – window to the side, low level wc, wash hand basin.

Kitchen – 3.83 x 3.11 (12’6” x 10’2”) (minimum) – French doors to the rear, understairs storage cupboard, modern kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, Glowworm LPG boiler, stainless steel sink unit, freestanding electric oven and hob.

Lounge – 4.90 x 2.93 (16’1” x 9’6”) – French doors to the rear, window to the front, radiator.

First Floor

Landing – window to the front.

Bedroom 1 – 4.9 x 2.96 (16’1” x 9’6”) – windows to the front and rear, radiator.

Bathroom/wc – window to the rear, suite comprising panelled bath with shower over, low level wc, wash hand basin, heated towel rail, built-in shelving and partly tiled walls.

Bedroom 2 – 4.9 x 3.11 (16’1” x 10’2”) (maximum) – windows to the rear and side, radiator.

Outside

To the front and side, there is ample parking for serval vehicles. A pedestrian gate leads to the rear garden which is partly laid to lawn with a patio area immediately off the house.

COUNCIL TAX Band B

EPC RATING Band C

SERVICES

Mains Water and Electricity are connected to the property.
The property connects to a Septic Tank positioned within the grounds of the property.

An LPG gas fired boiler heats water and radiators positioned throughout.

Poor Mobile Coverage and good broadband available.

TENURE

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

MINING AND RADON

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

S106

- Residency/permanent employment of 16 + hours per week for 3 + years

OR

- Former residency of 5 + years

OR

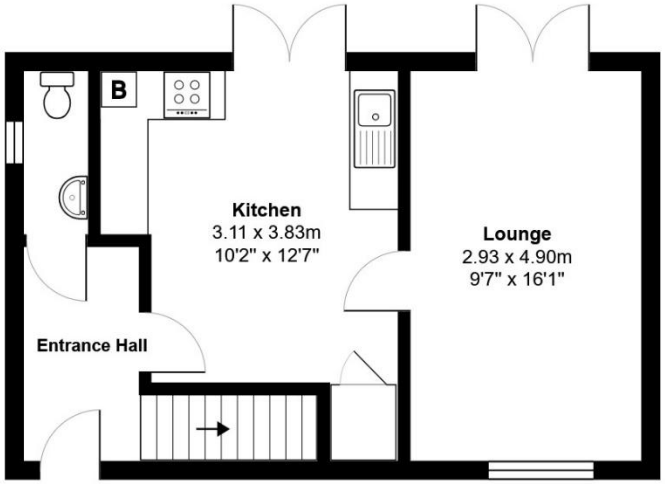
- Close family member

(Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years
After a period of marketing, the area will open up to local connection to Cornwall after immediate parishes have been ruled out.

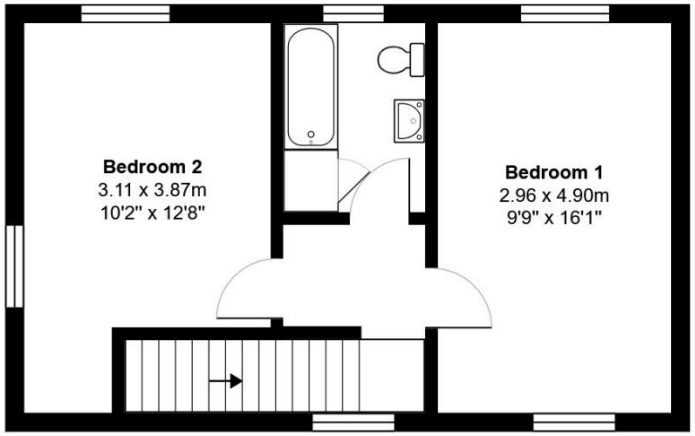
Capped to 48% of the full market value

VIEWING

Strictly by prior appointment with the Agents - Jefferys (01579 342400)



Ground Floor



First Floor

Liskeard
17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

Lostwithiel
5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

OFFICES AT: • LOSTWITHIEL • LISKEARD

www.jefferys.uk.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.