



12 Braeside Park, Dobwalls, Liskeard, PL14 6NS  
Guide Price £123,000

**Jefferys** ESTABLISHED 1865

12 Braeside Park  
Dobwalls  
Liskeard  
Cornwall  
PL14 6NS  
Guide Price £123,000

A two bedroom first floor Apartment located in a popular residential area with pleasant countryside views. The property benefits from modern UPVC double glazed windows, a relatively new roof cover, garage, off-road parking and shared garden areas to the rear.

The property is situated within the popular village of Dobwalls. The apartment is located a short distance from the village centre where there are fairly good facilities for a village of this size. Amenities and facilities include a local Primary School, Public House, Village Shop, Hairdressers and Village Hall.

The nearby town of Liskeard has a mainline railway station linking the town to the City of Plymouth and London Paddington. Dobwalls is well placed with the popular coastal resort of Looe only being nine miles away. Bodmin Moor is easily accessible for numerous pursuits and miles of outstanding scenery.

**THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-**

**GROUND FLOOR**

**PRIVATE ENTRANCE HALL**

uPVC panel and double glazed door to the front, panel heater, stairs leading to:-

**FIRST FLOOR**

**LANDING**

Electric panel heater, access to the roof space area.

**KITCHEN 8'2" X 8'1" (2.49M X 2.46M)**

uPVC double glazed window to the rear, kitchen units comprising wall cupboards and working surfaces with cupboards and drawers under, stainless steel sink unit, space for fridge/freezer and electric oven, tiled effect walls.

**LOUNGE**

**16'4" X 11'5" (4.99M X 3.52M)**

uPVC double glazed windows to the front and rear enjoying pleasant countryside views to the front, panel heater.

**BEDROOM 1**

**12'9" X 10'3" (3.94M X 3.14M)**

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

**BEDROOM 2**

**12'9" X 7'2" (3.92M X 2.18M)**

uPVC double glazed window to the side.

**SHOWER ROOM/WC**

uPVC double glazed window to the rear, suite comprising low level wc, pedestal wash hand basin, walk-in shower with electric Triton Riba electric shower, extractor fan, tiled walls, large airing cupboard with shelving and electric immersion heater.



**MID-TERRACED GARAGE**

**16'2" X 8'3" (4.93M X 2.52M)**

With up and over door to the front.

**OUTSIDE**

Private gravelled parking area in front of the garage.

To the front, there is a low maintenance garden and path leading to the apartment.

To the rear, there is a shared lawned garden area with a further section of garden area to the rear of the garage.

**SERVICES**

Mains Water, Electricity and Drainage are connected to the property.

Electric panel heating.

Broadband and good mobile coverage available.

**COUNCIL TAX**

Band A

## **EPC**

E

## **TENURE**

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

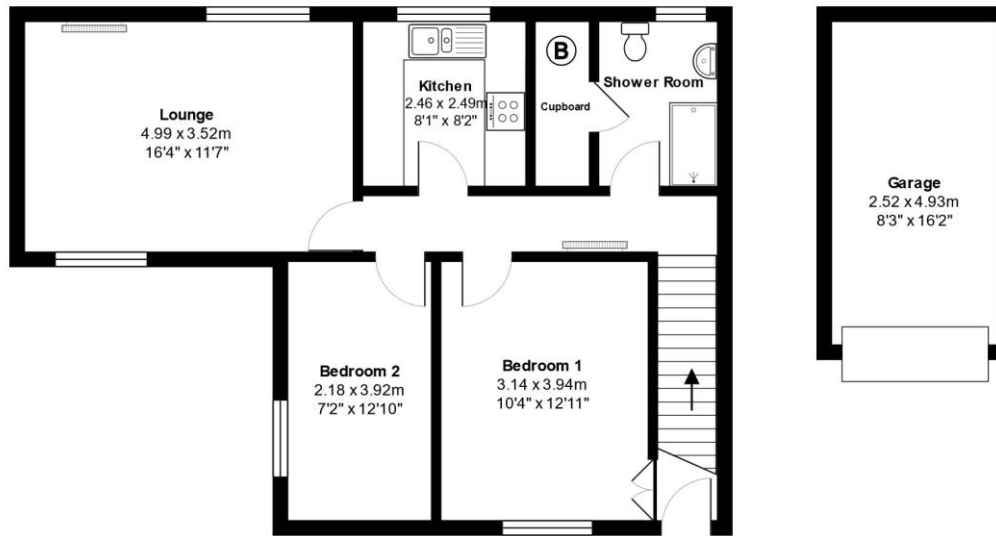
Lease dated the 12th February 1980 and has been extended to a term of 155 years- ground rent £1.

## **VIEWING**

Strictly by prior appointment with the vendors agents – Jefferys

Tel: 01579-342400





12, Braeside Park, Dobwalls, PL14 6NS

Total Area: 64.0 m<sup>2</sup> ... 689 ft<sup>2</sup> Excluding

All measurements are approximate and for display purposes only



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