SCOTT PARRY
ASSOCIATES
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

114 WOODGATE ROAD, LISKEARD, PL14 6DY

OFFERS IN EXCESS OF £290,000

A detached south facing bungalow in a prized residential setting set within generous gardens. About 937 sq ft, Sitting/Dining Room, Kitchen/Breakfast Room, 3 Bedrooms, Bathroom, Driveway, Garage, Gardens.

TOWN CENTRE 1 MILE, RAILWAY STATION 1 MILE, LOOE 9 MILES, PLYMOUTH 19 MILES, TRURO 36 MILES

LOCATION
Woodgate Road is a prized and established residential area of individual houses and bungalows on generous plots.

This is a convenient location being about 1 mile from the town centre or 1 mile to the mainline railway station, this combined with straightforward access to the A38 enables an easy commute to the major cities of Plymouth, Truro and Exeter.

The ancient stannary town of Liskeard with it's notable town centre architecture, offers the usual amenities including a hospital together with a range of shopping, educational and recreational facilities. The town of Saltash (12 miles) has a Waitrose store on its northern outskirts and long frontage to the tidal River Tamar with moorings (subject to availability) and a public slipway. Golf is available at Bindown, near Looe, also with a spectacular waterside course at Portwrinkle and at St Mellion International Resort with its leisure facilities.

The wide expanse and beaches of Whitsand Bay are within easy driving distance, providing opportunities for boating, sea fishing and other water sports. The City of Plymouth has an excellent shopping centre set against the historic waterside areas of The Barbican and Hoe.

In addition the southern foothills of Bodmin Moor and many places of immense natural beauty and historical interest lie a short distance away providing boundless leisure opportunities.

DESCRIPTION
114 Woodgate Road comprises a detached bungalow with level access in a quiet and coveted residential setting. The property benefits from full double glazing and gas central heating (new boiler installed in October 2026). The bungalow would benefit from some improvement to a contemporary standard and offers comfortably proportioned accommodation.

The accommodation extends to about 937 sq ft and briefly comprises - Lobby - Reception Hall with cupboards off - 12' Kitchen/Breakfast Room - 18' Sitting/Dining Room - 3 Bedrooms (2 double and 1 single) - Bathroom - Seperate WC.

OUTSIDE
Private driveway parking for one car leads to the garage with power and water tap. Lawned front garden. The rear garden is enclosed and has a lovely south aspect. Mainly lawn but with very well established flower and shrub beds creating a sheltered and secluded environment. Patio. Shed. Various fruit trees and plants including apple, plum, pear, rhubarb, raspberry and grapevine.

EPC RATING - C, COUNCIL TAX BAND - D
SERVICES - Mains water, electricity, drainage and gas.

DIRECTIONS
Using Sat Nav - Postcode PL14 6DY - the property will be found towards the end of the cul-de-sac on the left hand side.

114 Woodgate Road, Liskeard

Approximate Gross Internal Area = 87.1 sq m / 937 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 101.0 sq m / 1087 sq ft

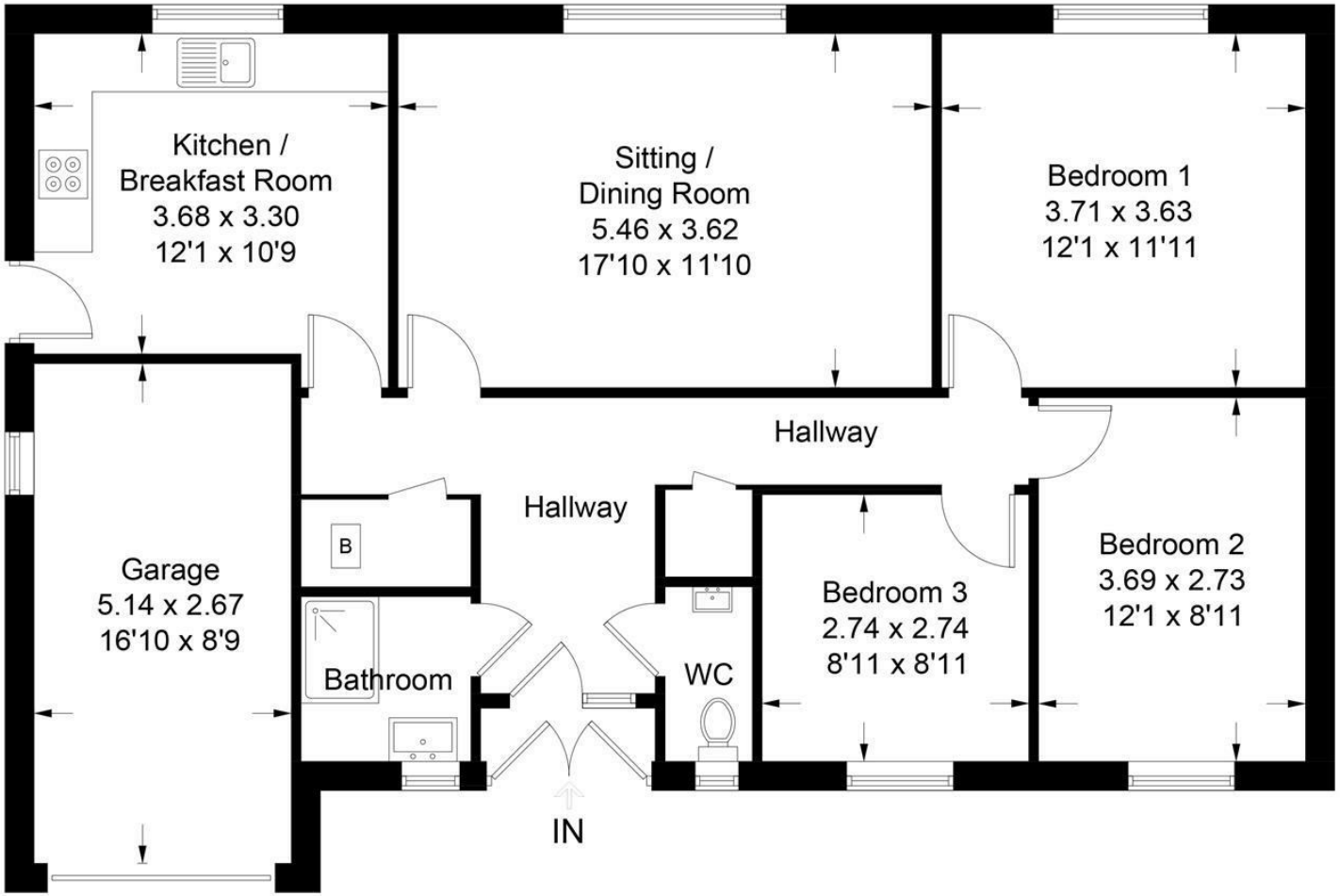

Illustration for identification purposes only, measurements are approximate,
not to scale.Fourlabs.co © (ID1276115)

These particulars should not be relied upon.

Tamar View Nurseries, Carkeel, Saltash,
Cornwall, PL12 6PH

www.scottparry.co.uk
sales@scottparry.co.uk
01752 858314

SELLING HOMES THAT FULFIL YOUR LIFESTYLE