



Guide £140,000  
Liskeard

**Jefferys** ESTABLISHED 1865



38 Park View  
Liskeard  
Cornwall  
PL14 3EF  
Price Guide £140,000

A semi-detached three bedroom House in need of modernisation and improvement is for sale with no onward chain. The property benefits from modern double glazed windows and a spacious plot with some potential for the future. The property is offered for sale to cash buyers only due to spray foam insulation which could potentially be removed to make the property mortgageable.

This property is situated within the former market town of Liskeard. The property is situated a short distance from the town centre amenities and mainline railway station linking the town to Plymouth and London Paddington.

Liskeard is well placed for the popular south coastal resort of Looe only being some 8 miles away. Bodmin Moor being easily accessible for numerous pursuits and miles of outstanding scenery.

The property is located on the periphery of the town centre and provides tremendous scope for the future.

**THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:**

**Entrance Hall**

uPVC double glazed door to the front, stairs leading to the first floor with stair lift.

**Lounge**

**13'7" x 11'5" (4.17m x 3.52m)**

uPVC double glazed window to the front, stone fireplace with living gas fire.

**Side Hall**

uPVC double glazed door to the side with large downstairs storage cupboard.

**Cloakroom/wc**

uPVC double glazed window to the rear, suite comprising low level wc, wash hand basin.

**Kitchen**

**11'7" x 9'8" (3.54m x 2.97m)**

uPVC double glazed window to the rear, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, space for dishwasher and washing machine, stainless steel sink unit.

**First Floor**

**Landing**

uPVC double glazed window to the side.

**Bedroom**

**9'1" x 8'3" (2.76m x 2.55m)**

uPVC double glazed window to the rear, gas heater.

**Bedroom**

**11'7" x 8'4" (3.58m x 2.56m)**

uPVC double glazed window to the rear, gas heater.

**Bedroom**

**9'8" x 9'6" (2.98m x 2.94m)**

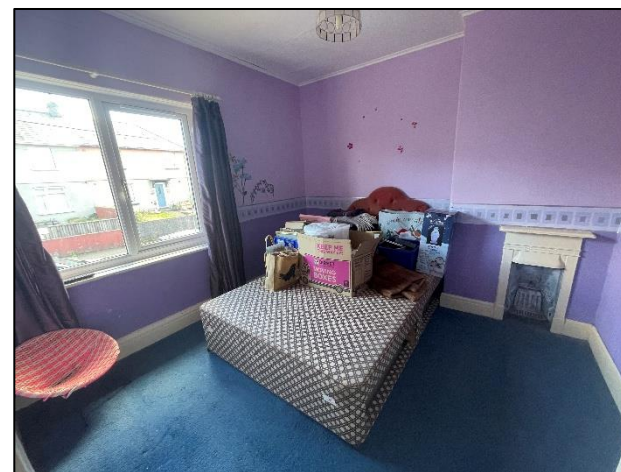
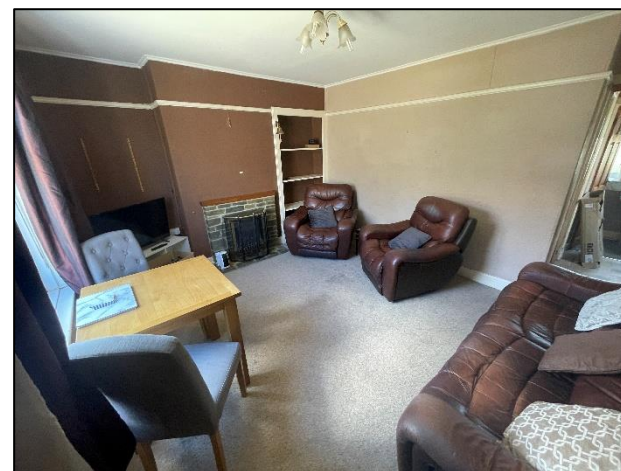
uPVC double glazed window to the front, decorative cast iron fireplace.

**Wet Room/wc**

uPVC double glazed window to the front, suite comprising low level wc, wash hand basin, shower with modern Mira electric shower fitted, partly tiled walls, altro flooring, airing cupboard with copper hot water cylinder and electric immersion heater.

**OUTSIDE**

Concrete driveway to the front with parking for three vehicles.





A path then leads to the front garden and front of the property with low maintenance gravelled garden. Lawn garden to the side with potential for extension or possible infill building plot subject to planning. Gravel and concrete area to the rear.

### SERVICES

All mains services are connected to the property. Gas fired heaters to the Lounge and some first floor bedrooms.

Good Mobile Coverage and Fibre Broadband.

### TENURE

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

### COUNCIL TAX

Band 'B'

### EPC

Band 'F'

### MINING AND RADON

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

### VIEWING

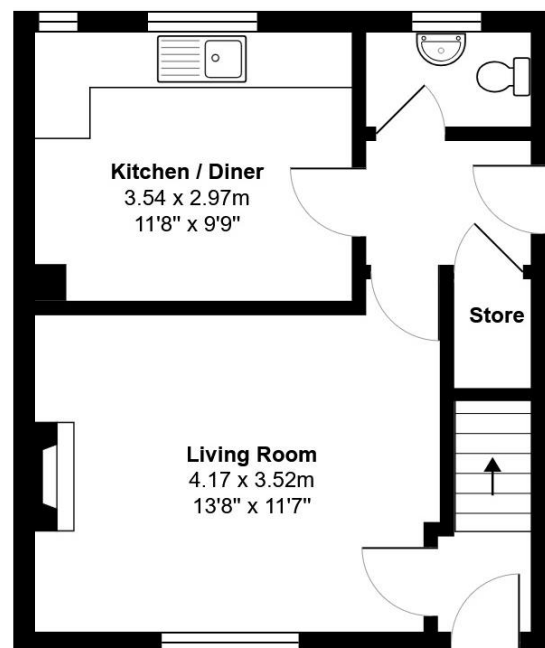
Strictly by prior appointment with the vendors agents – Jefferys - Tel: 01579-342400

### AGENTS NOTE

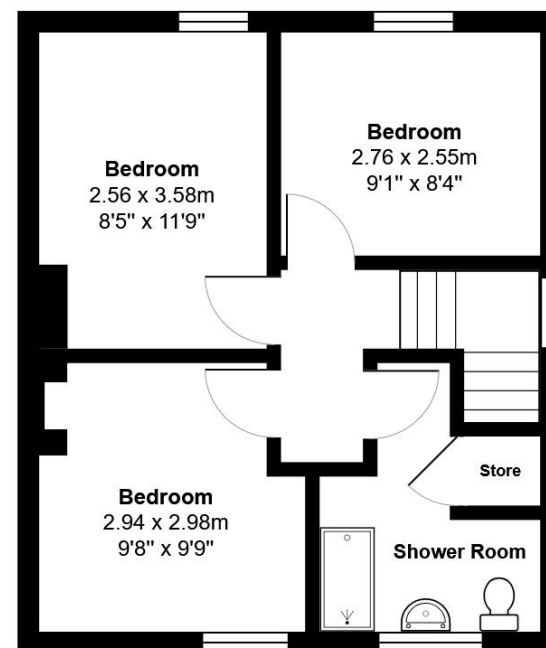
Please note, the property has spray foam insulation within the rafters. Most lenders would be reluctant to lend on the property until the spray foam has been correctly removed.







Ground Floor



First Floor

38, Park View, Liskeard, PL14 3EF

Total Area: 69.3 m<sup>2</sup> ... 746 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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