



# 2 Tremeddan Court

Liskeard, Cornwall, PL14 3TB



## 2 Tremeddan Court

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Guide Price £135,000

Three bedroom property

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Within walking distance to many local amenities

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Characterful features throughout

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Low maintenance enclosed garden to the front elevation

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## Description

A remarkably spacious Grade II listed three bedroom end of terrace property, perfectly positioned on the periphery of Liskeard Town Centre being within walking distance of many local amenities.

Boasting generously proportioned living accommodation throughout and retaining many characterful features, 2 Tremeddan Court is a fantastic first time buy or investment opportunity.

The property is offered to the market with the benefit of having no onward chain and off road parking. A viewing is highly recommended to fully appreciate the accommodation available.



## Accommodation

Entrance via a wooden door with single glazed panelling inset opening into:

### Hallway

Doors off to all ground floor rooms, radiator, stairs rising to the first floor.

### Kitchen/ Dining Room

Dual aspect having wooden single glazed sash windows to the side and front elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap, built in oven and four ring electric hob with extractor fan over, space for freestanding fridge freezer, undercounter space and plumbing for washing machine, built in storage cupboard.

### Living Room

Dual aspect having wooden single glazed sash windows to the front and side elevations, radiator, television point, electric feature fireplace with wooden mantle and marble hearth.

### First Floor

Doors off to all first floor rooms, access to attic via loft hatch, built-in storage cupboard, coving to ceiling.

### Bedroom

Wooden single glazed sash window to the side elevation, built-in storage cupboard, coving to ceiling.

### Bedroom

Wooden single glazed sash window to the front elevation, coving to ceiling, radiator.

### Bedroom

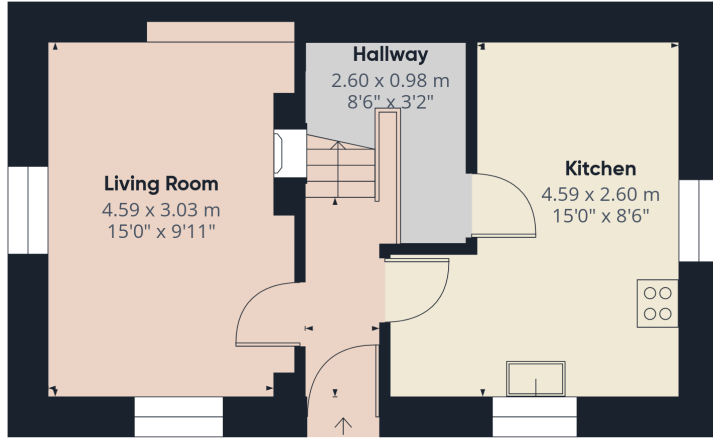
Wooden single glazed sash window to the front elevation, radiator, coving to ceiling, built-in storage cupboard.

### Bathroom

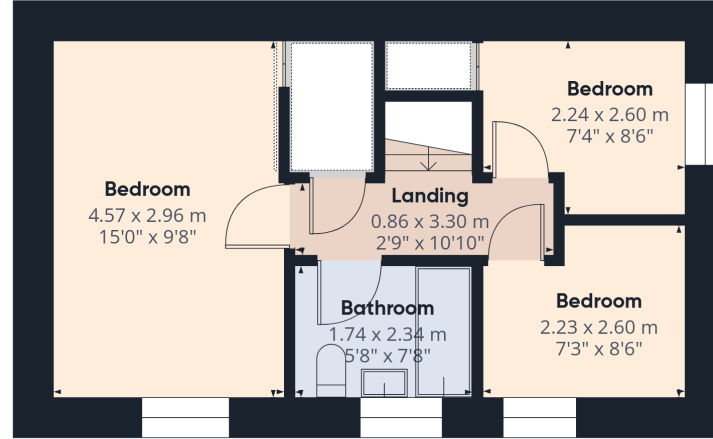
Wooden single glazed sash window to the front elevation, bath with panelled surround and mixer tap with electric shower over and glazed shower screen, pedestal wash handbasin with mixer tap, low-level W.C, radiator, partially tiled, coving to ceiling.



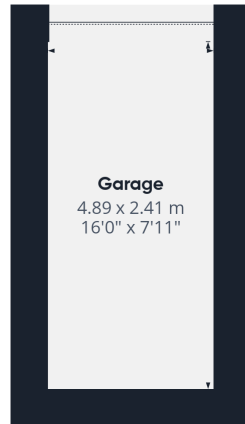
**Floor Plan**



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

82.1 m<sup>2</sup>  
882 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Outside

The property offers off-road parking for one vehicle and a detached garage with up and over door offering further off-road parking or the opportunity to be utilised for a variety of uses.

A low maintenance courtyard garden offers a wonderful space for enjoying outdoor dining and entertaining whilst relaxing in the peaceful surroundings with the property also having the additional benefit of access to the lawned communal gardens.



## Agents Notes

The property is Leasehold and currently has 959 years remaining of the 999 year lease which commenced in June 1985. The current service charge is £2622.00 per annum payable to Belmont Property Management.

## Services

Mains water, gas, electricity and drainage.

 EE Rating - D

 Council Tax Band - B

 Directions

What3Words - works.fearfully.evidently

 Virtual Tour

<https://tour.giraffe360.com/bb97b01b8b8c4a4faed9bd80dd3e2530/>

Scan for Material Information



## Viewings strictly by appointment only

Please ring **01579 345543** 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).

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