

KIVELLS

St Mary Link

Merrymeet, Liskeard, Cornwall





St Mary Link

Merrymeet, Liskeard, Cornwall, PL14 3LP

Guide Price: £375,000

Beautiful three bedroom detached bungalow

Situated in a popular residential area

Immaculately finished and decorated throughout

Low maintenance enclosed gardens

Private driveway for multiple vehicles and single integral garage



Description

An immaculately presented three-bedroom detached bungalow situated in the ever-popular hamlet of Merrymeet, within close proximity to public transport.

The nearby town of Liskeard is approximately 3 miles from the property and offers a wide range of local amenities.

St Mary Link offers spacious living accommodation throughout and has been beautifully decorated and maintained by the current owners. The accommodation flows nicely throughout, creating a welcoming and comfortable home.

Outside, there are low-maintenance enclosed gardens which wrap around the property and provide a fantastic space for those who enjoy gardening, relaxing and entertaining.

The property also benefits from a single garage and private driveway parking for multiple vehicles.



Accommodation

Entrance via a composite door with obscure glazed panelling inset opening into:-

HALLWAY

Doors off to all rooms, access to attic via loft hatch, built-in double storage cupboard, LED downlights.

CLOAKROOM

Obscure uPVC double glazed window to the front elevation, low-level W.C, radiator, wash hand basin with mixer tap and vanity storage below, LED downlights.

LIVING ROOM

uPVC double glazed windows to the front elevation, uPVC double glazed double doors leading to the side elevation, radiators, television point, LED downlights, wood burning stove with wooden mantle and slate hearth.

BEDROOM

uPVC double glazed window to the rear elevation, radiator, LED downlights, fitted wardrobes.

BEDROOM

uPVC double glazed window to the rear elevation, radiator, LED downlights, built-in wardrobe.

BATHROOM

Obscure uPVC double glazed window to the front elevation, freestanding bath with mixer tap over and tiled splashback, shower cubicle with mixer shower over and glazed shower screen doors, wash hand basin with mixer tap and vanity storage below, low-level W.C, chrome heated towel radiator, built-in storage cupboard.



Accommodation

BEDROOM

uPVC double glazed window to the rear elevation, radiator, LED downlights, built-in wardrobe.

KITCHEN/ DINING ROOM

Dual aspect having uPVC double glazed windows to the side and rear elevations, uPVC double glazed double doors leading to the rear garden, LED downlights, a range of fitted wall and base units with roll top composite work surfaces incorporating a 1 1/2 bowl sink and drainer with mixer tap over, built-in double oven, five ring gas hob with extractor fan over, integrated dishwasher, integrated fridge freezer, radiator, Velux skylight to ceiling.

UTILITY

uPVC double glazed door leading to the side elevation, uPVC double glazed window to the side 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 over, under counter space and plumbing for washing machine, under counter space for tumble dryer, space for freestanding fridge freezer, radiator, LED downlights, door leading into:-

WET ROOM

uPVC double glazed window to the side elevation, electric shower over, chrome heated towel radiator, LED downlights.

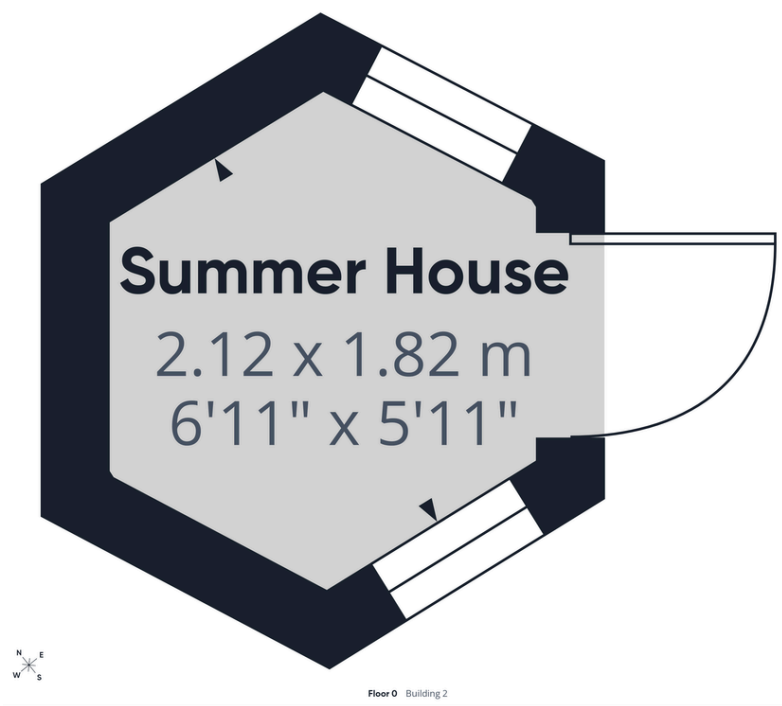
GARAGE

uPVC double glazed windows to the front elevation, up and over door, power and lighting throughout.



Floor Plan

Approximate Total Area: 125.4 m2 | 1351 ft2



Outside

St Mary Link is approached via a block-paved private driveway, providing off-road parking for multiple vehicles. This leads to a single garage with an up-and-over door, power and lighting, providing useful storage or additional parking.

The garden surrounds the property and includes an area of lawn, bordered by beautiful mature flowering trees and shrubs set within raised flower beds.

To the rear elevation, a summer house is positioned within the garden, providing a lovely space to sit and relax.

Further raised beds are filled with a variety of established flowering trees and shrubs.

A lovely patio area is accessed directly from the kitchen/diner, providing the perfect space for alfresco dining and entertaining.

The garden is designed to be low maintenance whilst still offering a wonderful outdoor space to enjoy.



Additional Information

Useful Property Information

SERVICES:

Mains water, electicity, gas and drainage.

VIEWINGS:

Strictly by appointment only. Please call 01579 345543 or email liskeard@kivells.com to book your viewing.

Virtual Tour -

<https://tour.giraffe360.com/b9541b8f086c4387b3f5d3220e8d2ee5>

DIRECTIONS:

What3words: /// saucepan.flask.glimmers

EE RATING: C

COUNCIL TAX BAND: D

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Land App



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10 m
Scale 1:341 (at A4)
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