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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

4 WESTWOOD, LISKEARD, PL14 6DG

PRICE GUIDE £370,000

SOLD - Scott Parry Associates are pleased to report another successful sale - STUNNING SOUTH FACING AND BAY FRONTED TOWN HOUSE - A beautifully presented town house with fine views and successfully blending contemporary and period features to create the perfect family living environment. About 1330 sq ft, Sitting Room, Snug, Bespoke Kitchen/Dining Room, Boot Room, Cloak/WC, 4 Bedrooms, Bath/Shower Room, Extensive Gardens with Granite and Limestone Paved Terraces, Parking, Large Garage/Workshop (About 323 sq ft).

TOWN CENTRE 350 YARDS, LOOE AND THE BEACHES 11 MILES, SALTASH 18 MILES, PLYMOUTH 24 MILES, FOWEY 16 MILES

LOCATION

4 Westwood lies in an established and well respected residential area, south facing and conveniently positioned only 350 yards from the town centre or just 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
4 Westwood comprises a beautifully presented town house available on the open market for the first time in ten years. Our clients have carefully improved the property during their ownership, successfully incorporating traditional and contemporary features to create a superb and comfortable family home. The house benefits from mains gas central heating together with full double glazing.

The accommodation extends to about 1330 sq ft over two floors and briefly comprises as follows - GROUND FLOOR - Reception Hall - 13' Sitting Room with decorative fireplace, wide bay window and lovely views - 11' Snug with wood burner - 17' Kitchen/Dining Room - a bespoke kitchen by Watermill Kitchens with built in dish washer, fridge and a Rangemaster cooker, French doors to rear courtyard and garden - Boot Room with Laundry Cupboard - Cloakroom/WC - FIRST FLOOR - 4 Bedrooms (one with French doors enabling direct access to the rear garden from first floor level) - Family Bath/Shower Room with bath and seperate shower cubicle.

OUTSIDE
A service lane leads around to the rear of Westwood and provides access to the private and level parking area for 3 cars together with the fabulous Garage/Workshop of about 323 sq ft. This recently constructed building has an electric roller door, water, electricity and drainage connected and has a useful loft space over.

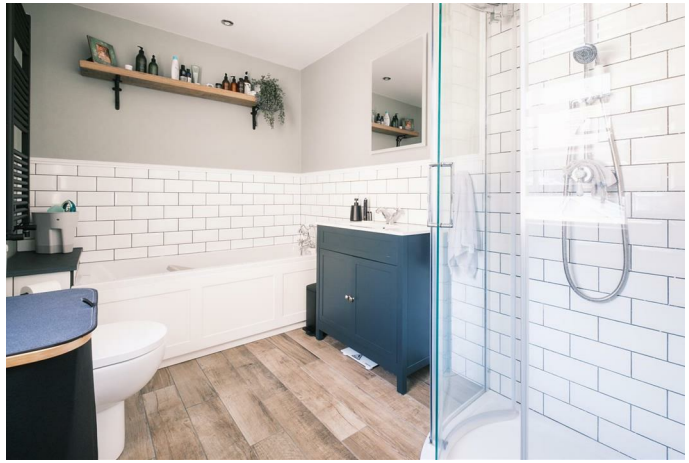
The front garden has stone walling with granite coping stones, two level lawns and a large granite paved and south facing terrace (about 220 sq ft) adjacent to the house and taking advantage of the wonderful views.

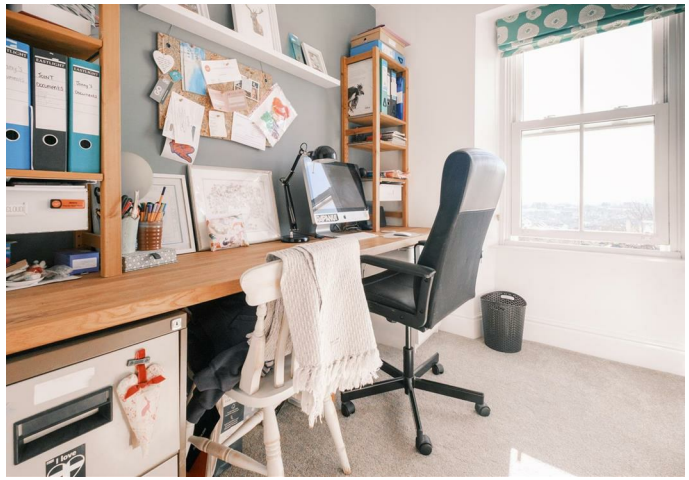
The enclosed rear garden has a paved courtyard, large limestone paved terrace (about 285 sq ft) perfect for barbecues and al-fresco dining. Lawn with two raised beds, fuel store, shed and greenhouse.

A pedestrian right of way exists in favour of the neighbours over the rear garden, this has not been used to our clients knowledge during their ten year ownership.

EPC RATING - C, COUNCIL TAX BAND - C
SERVICES - Mains water, electricity, drainage and gas.
Mobile Coverage - Indoor - Likely, Outdoor - Likely.
Broadband - Ultrafast available.

DIRECTIONS
Using Sat Nav - Postcode PL14 6DG - a service lane leads around the rear to the garage and parking area.





Westwood, Liskeard, PL14

Approximate Area = 1330 sq ft / 123.5 sq m
Garage = 323 sq ft / 30 sq m
Total = 1653 sq ft / 153.5 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Scott Parry Associates. REF: 1255605

These particulars should not be relied upon.

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