KIVELLS

12 Clifton Terrace

Liskeard, Cornwall

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Liskeard, Cornwall, PL14 4HN

Guide Price: £250,000

Well maintained three bedroom end of terrace house

Spacious living accommodation throughout

Low maintenance decked area to rear with potential to landscape the upper garden

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Off-road parking and single garage to the rear

Situated close to local amenities and public transport links

Description

This substantial end of terrace property presents an excellent opportunity for those seeking a spacious and well maintained home close to the town centre, yet enjoying the benefit of countryside views.

The accommodation is thoughtfully arranged and comprises three generous double bedrooms, each offering ample space for furnishings and storage, making the property ideal for families or professionals seeking flexible living arrangements. The main living areas are bright and inviting, with well proportioned rooms that provide a comfortable setting for both relaxation and entertaining.

Additional features include off road parking providing ease of access and a single garage, which offers further storage options or the potential for a workshop or hobby space.

The property has been well-maintained, with its location being particularly appealing, being within easy reach of the town centre, which offers a range of shops, cafes, schools, and amenities, while also benefitting from picturesque countryside views that can be enjoyed from the front aspects of the home.

Accommodation

GROUND FLOOR

uPVC door with obscure glazed panelling inset opening into:-

Entrance

Wooden door with single glazed panelling inset opening into:-

Hallway

Doors off to ground floor rooms, stairs rising to first floor with storage cupboard below, radiator, coving to ceiling.

Living/Dining Room

Dual aspect having uPVC double glazed windows to the front and rear elevations, television point, radiators, coving to ceiling.

Kitchen

Dual aspect having uPVC double glazed windows to the rear and side elevations, a range of fitted wall and base units with roll top works surfaces over incorporating a stainless steel sink and drainer with mixer tap over, integrated oven, integrated four ring gas hob with extractor fan over, space and plumbing for washing machine and dishwasher, under counter space for tumble dryer, space for freestanding fridge freezer, tiled splashback, radiator, coving to ceiling, uPVC door with obscure double glazed panelling inset opening out to the rear garden.

Accommodation

FIRST FLOOR

Doors off to first floor rooms, built-in storage cupboard, wooden Velux window, coving to ceiling.

Bathroom

Obscure uPVC double glazed window to the front elevation, low-level W.C, wash hand basin with mixer tap over and vanity storage below, bath with panel surround and mixer tap with mixer shower and glazed shower screen, chrome heated towel radiator, access to attic via loft hatch, tiled floor to ceiling throughout.

Bedroom

uPVC double glazed window to the front elevation enjoying far reaching countryside views, radiator, coving to ceiling.

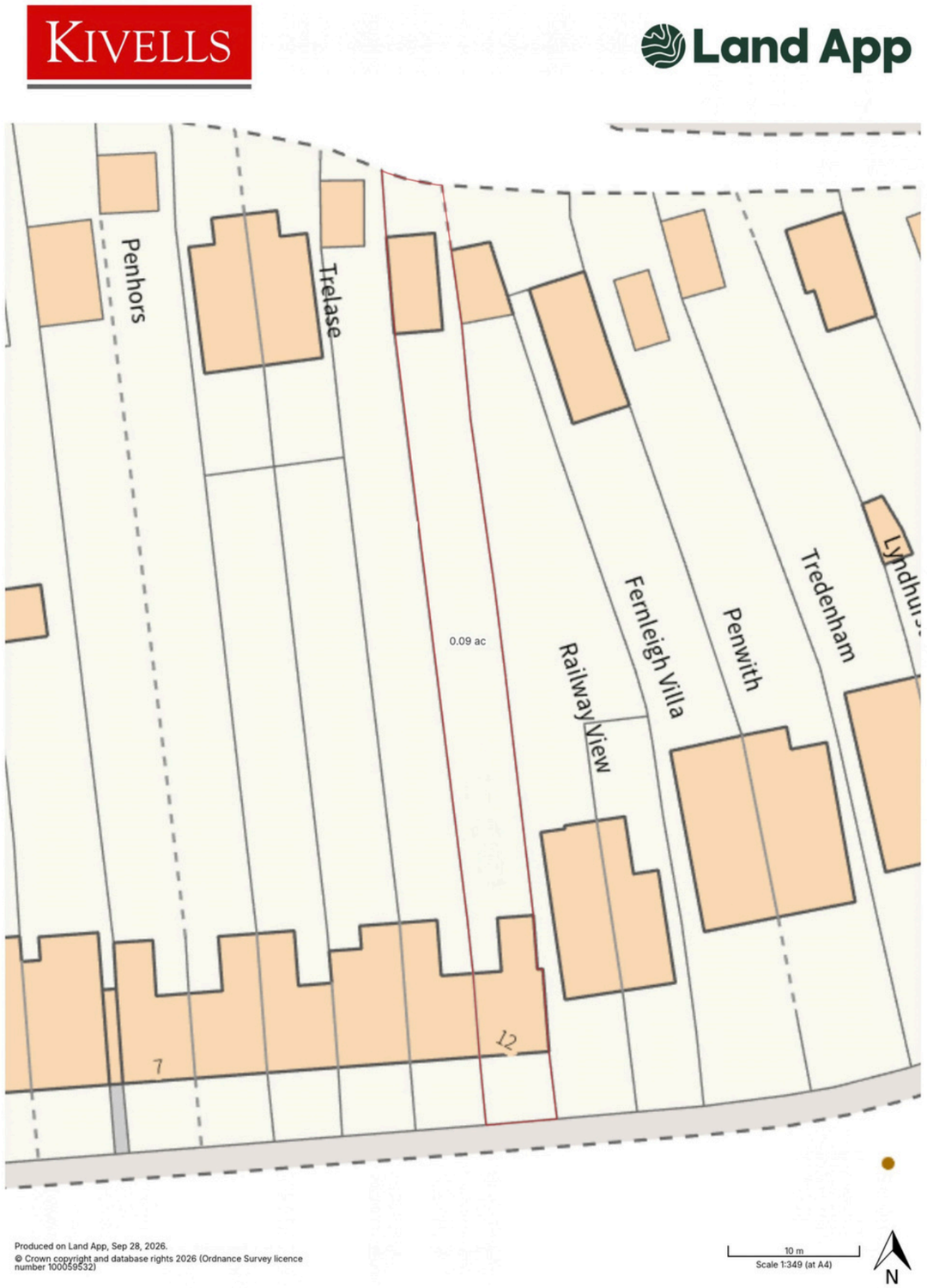
Bedroom

uPVC double glazed window to the rear elevation, radiator, coving to ceiling.

Bedroom

uPVC double glazed window to the rear elevation, radiator.

Land Plan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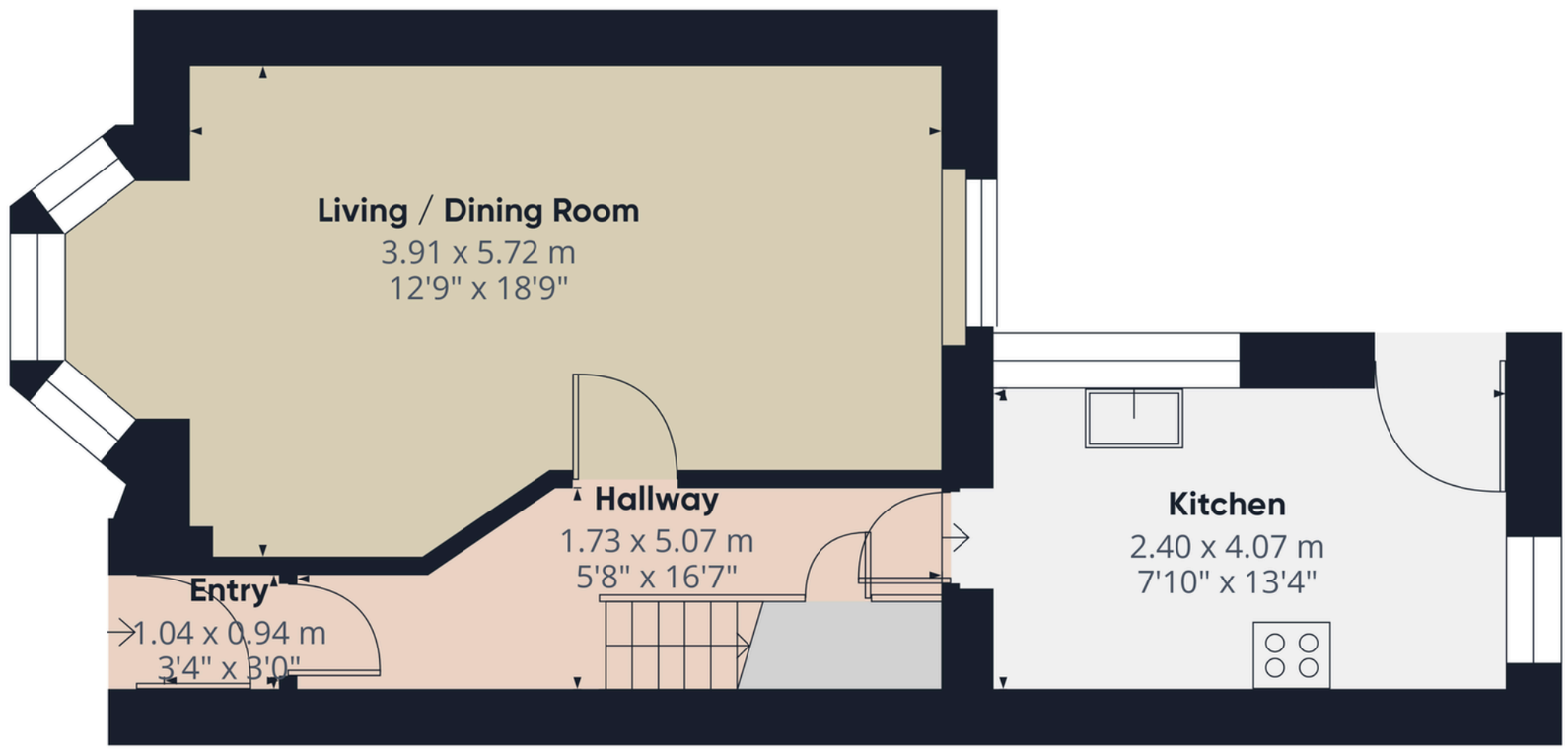
Floor Plan



Floor 0

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Approximate total area(1)

40.5 m²
437 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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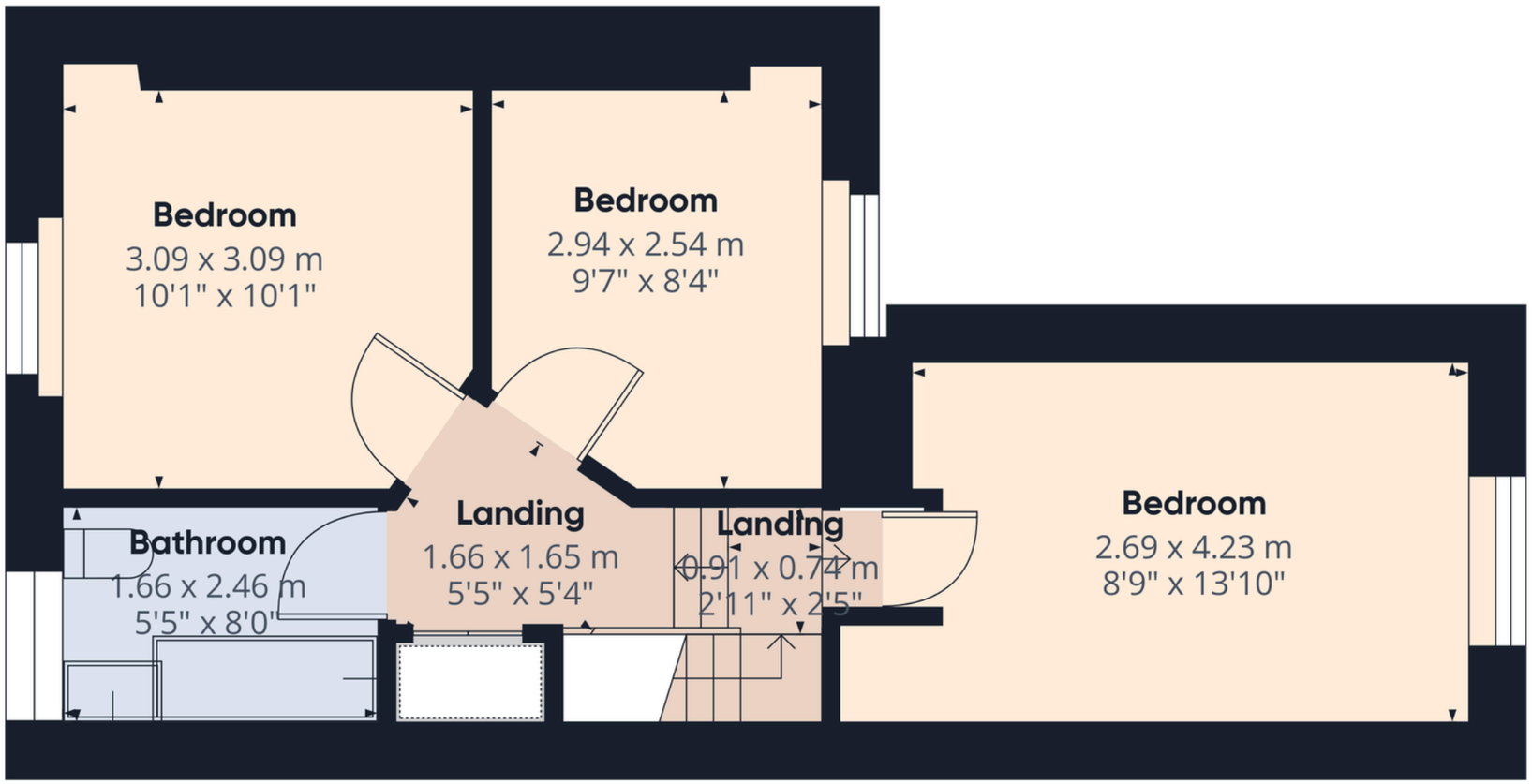
Floor Plan



Floor 1

KIVELLS
www.kivells.com

Approximate total area(1)

36.9 m²
397 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Outside

The property is accessed via a pedestrian pathway to the front elevation, with an area of stone chippings and rockery. Also to the front, is parking on a first come first serve basis.

To the rear elevation, steps lead to a raised decked area, being an ideal space for outdoor dining and entertaining.

The upper portion of the garden is sloped with great potential to further landscape to suit the next owner's requirements.

At the far end of the garden, there are further steps leading to the detached single garage and one parking space.

Garage

Situated to the rear elevation, at the end of the garden, is a single detached garage. This benefits from having power throughout and is a useful space for additional parking or storage.

Additional Information

SERVICES:

Mains water, electricity, gas and drainage.

VIEWINGS:

Strictly by appointment only. Please call 01579 345 543
or email liskeard@kivells.com to book your viewing.

VIRTUAL TOUR:
https://tour.giraffe360.com/c486d87bfa5a465dba550dc14c4fdfde

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