



# 7 The Glebe

St Cleer, Liskeard, Cornwall, PL14 5FG



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Guide Price £200,000—£210,000

Immaculately presented two-bedroom  
end-of-terrace house

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Located in a desirable village setting

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Two allocated parking spaces to the  
front of the property

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Far-reaching open views to the rear

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## Description

An immaculately presented two-bedroom end-of-terrace home, ideally situated within a sought-after village location. Finished to a high standard throughout, this delightful property is ready to move into and would suit a range of buyers including first-time purchasers, downsizers, or investors.

The ground floor accommodation comprises a welcoming living/dining space with an attractive outlook and a well-appointed kitchen area, perfect for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a modern, stylish bathroom.

Outside, the property enjoys a private well-maintained garden, ideal for relaxing or alfresco dining, while taking full advantage of the far-reaching views beyond. As an end-of-terrace property, it further benefits from additional privacy and a feeling of space.

Early viewing is highly recommended to appreciate the excellent presentation, village setting, and open views on offer.



## Accommodation

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

### Hallway

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

### Cloak Room

Obscure uPVC double glazed window to the front elevation, low-level W.C, pedestal wash hand basin with mixer tap and tiled splashback, underfloor heating.

### Kitchen

uPVC double glazed window to the front elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap, built-in oven with four ring electric hob and extractor fan over, space for freestanding fridge freezer, undercounter space and plumbing for washing machine, integrated dishwasher, LED downlights, under floor heating.

### Living/ Dining Room

uPVC double glazed window to the rear elevation, uPVC double glazed double doors leading to the rear garden, television point, built in under stair storage cupboard, under floor heating.

### First Floor

Doors off to all first floor rooms, access to attic via loft hatch, radiator.

### Bedroom

uPVC double glazed windows to the rear elevation with far reaching countryside views, radiator.

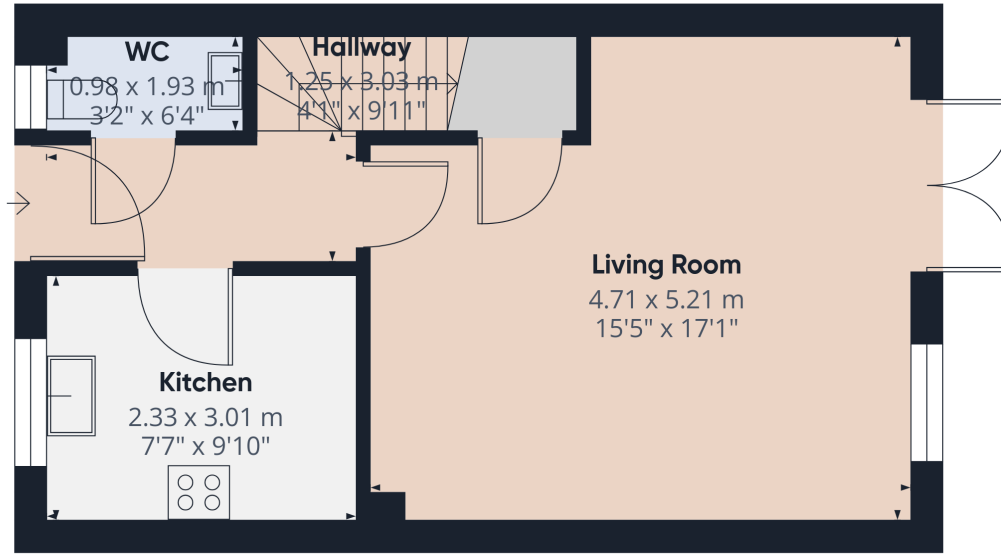
### Shower Room

Obscure uPVC double glazed window to the side elevation, double sized shower cubicle with mixer showers over, wash hand basin with vanity storage below, low-level W.C, chrome heated towel radiator, LED downlights.

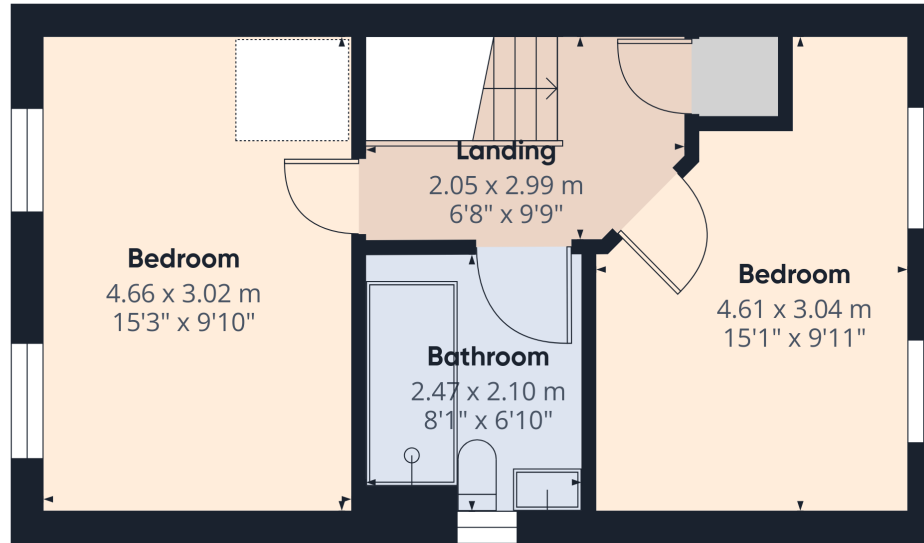
### Bedroom

uPVC double glazed windows to the front elevation, radiator.





Floor 0



Floor 1



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

72.3 m<sup>2</sup>

778 ft<sup>2</sup>

(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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## Outside

To the front of the property are two allocated parking spaces providing convenient off-road parking.

To the rear is a well-arranged and low-maintenance garden featuring a useful shed, an area of patio ideal for outdoor seating, a raised decking area for entertaining, and stone chippings for ease of upkeep.

The garden is bordered by wooden fencing and enjoys far-reaching open views, creating a pleasant and private outdoor space.



## Services

Mains water, electricity & drainage.

 EE Rating - C

 Council tax band - B

 Directions

What3Words - combining.foot.responded

 Virtual Tour

<https://tour.giraffe360.com/dfb451e411524ba2a47d3bea7d093e1f>

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## Viewings strictly by appointment only

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