



# 1 Beech Close

Loveny Road, St. Neot, Liskeard, PL14 6NL

**KIVELLS**

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Loveny Road, St. Neot, Liskeard, PL14 6NL

Guide Price **£225,000**

Three-bedroom semi-detached home

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Offered to the market for the first time in  
over 40 years

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Excellent opportunity for modernisation  
and improvement throughout

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Attractive rear aspect with open  
countryside views

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For sale with no onward chain

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## Description

Offered to the market for the first time in over 40 years, this three-bedroom semi-detached home presents an exciting opportunity for buyers looking to create their ideal family home.

Situated in a popular and well-established area of St Neot, the property has been lovingly owned by the same family since the 1980s and now offers tremendous scope for modernisation and improvement throughout. The accommodation comprises a spacious living room, kitchen, three well-proportioned bedrooms and a family bathroom.

A particular feature of the property is its attractive rear aspect, enjoying open countryside views that provide a delightful backdrop and a real sense of space and tranquillity.

Outside, the property benefits from a generous rear garden, ideal for families, gardening enthusiasts or those looking to extend subject to the necessary consents.

Conveniently located close to local amenities, schools and transport links, this property combines a desirable setting with significant potential to add value. The property is being sold with the benefit of having no onward chain and a viewing is highly recommended to fully appreciate the accommodation available.



## K Accommodation

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

### Hallway

Door off to ground floor rooms, stairs rising to the first floor, storage heater, dado rail.

### Living Room

uPVC double glazed window to the front elevation, picture rail, open fire with wooden mantle and slate hearth, storage heater, under stair storage cupboard, coving to ceiling.

### Kitchen/ Dining Room

uPVC double glazed window to the rear elevation with far reaching countryside views, a range of fitted wall and base units with rolltop work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, under counter space for fridge, built in oven with four ring electric hob and extractor fan over, storage heater, coving to ceiling.

### Utility

uPVC double glazed window to the side elevation, uPVC door with obscure glazed panelling leading to the rear garden, space and plumbing for washing machine, space for freestanding fridge freezer, partially tiled.

### First Floor

Doors off to all first floor rooms, access to attic via loft hatch, uPVC double glazed window to the side elevation, dado rail, storage heater.

### W.C

Obscure uPVC double glazed window to the rear elevation, low-level W.C, tiled floor to ceiling.

### Shower Room

Obscure uPVC double glazed window to the rear elevation, pedestal wash handbasin with mixer tap over, towel radiator, shower cubicle with electric shower over and glazed shower screen door, tiled floor to ceiling.

### Bedroom

uPVC double glazed window to the rear elevation with far reaching countryside views beyond, built-in wardrobe, picture rail.

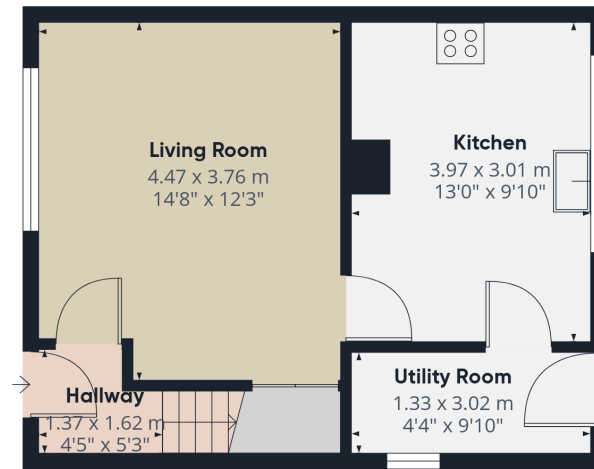
### Bedroom

uPVC double glazed window to the front elevation, picture rail.

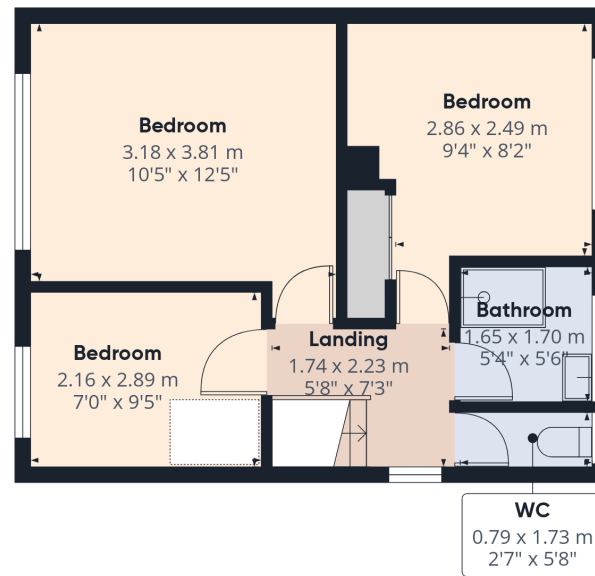
### Bedroom

uPVC double glazed window to the front elevation, picture rail





Floor 0



Floor 1



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

70.1 m<sup>2</sup>  
754 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

The property is approached via a couple of steps leading up to the attractive front elevation, with raised stone-chipped borders creating a welcoming first impression.

A pathway to the side provides access to the rear garden, which enjoys far-reaching countryside views and a wonderful sense of privacy.

The gardens have an abundance of colourful flowers and mature planting dispersed throughout, creating interest and charm in every season.

The outdoor space is fully enclosed by timber fencing, making it ideal for families, pets, and outdoor entertaining while taking full advantage of the picturesque rural outlook.



## Services

Mains water, electricity & drainage.



EE Rating - E



Council Tax Band - B

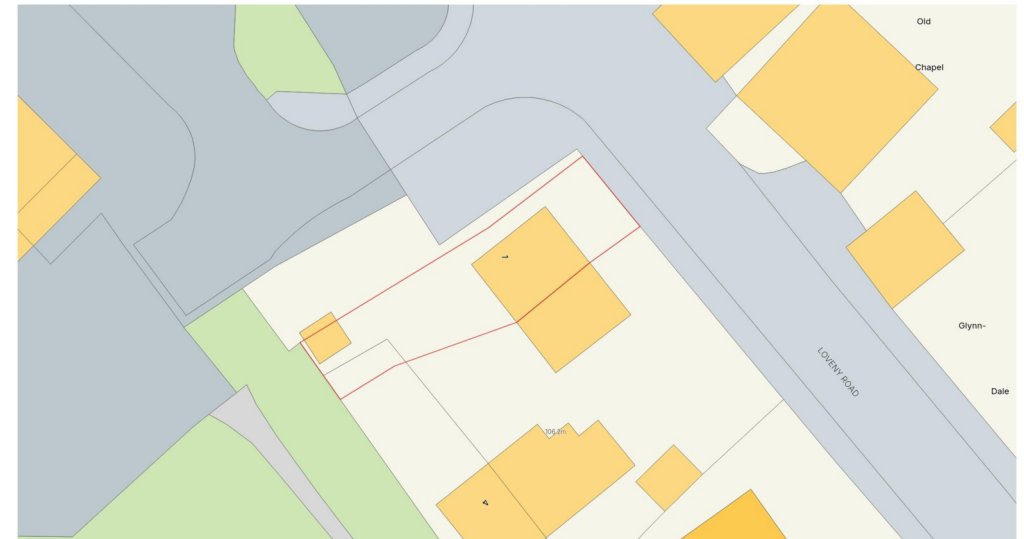


Directions

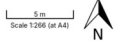
What3Words - play.prawn.modifies

## Virtual Tour

<https://tour.giraffe360.com/92b2a76994f64689b512a69259173592>



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## Viewings strictly by appointment only

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