



Guide £200,000

Pendray Gardens, Dobwalls, PL14 4NT

Jefferys ESTABLISHED 1865

36 Pendray Gardens

Dobwalls

Liskeard

Cornwall

PL14 4NT

A two bedroom attached bungalow with large driveway, garage, gas central heating, double glazing and garden areas to the front and rear in need of modernisation and improvement is offered for sale with no onward chain. The property provides tremendous scope for the future.

Situated in a quiet cul-de-sac within a short walk of local facilities including a general stores/post office, primary school and public house. Liskeard is approximately 3 miles away providing a range of shopping, business and leisure facilities, junior and secondary schooling and a main line railway station connecting to London (Paddington) via Plymouth. The village is conveniently located close to Bodmin Moor and within a short drive of the south coast beaches and outstanding coastal scenery.

This attached bungalow was constructed around 40 years ago on this established estate. It has gas central heating installed, uPVC double glazed windows and a double glazed conservatory at the rear. In need of some refurbishment and cosmetic improvement, it offers deceptively spacious accommodation. A driveway at the front provides off -road parking together with a garage. There are well established mature gardens which are to the front and rear.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

Entrance Porch

uPVC panel and double glazed door to the front with uPVC double glazed windows to the front and side.

Lounge

15'10" x 11'6" (4.87m x 3.55m)

uPVC double glazed window to the front, fireplace with living gas fire, slate hearth and mantle piece, radiator.

Hall

Boiler cupboard with Baxi combination boiler to heat water and radiators throughout.

Bedroom 2

11'1" x 8'7" (3.37m x 2.64m)

uPVC double glazed window to the front, built in wardrobe with one shelf and hanging rail, radiator.

Shower Room/WC

Modern suite comprising shower cubicle with electric shower, low level WC, wash hand basin, radiator, tiled walls.

Bedroom 1

11'5" x 9'5" (3.51m x 2.91m)

uPVC double glazed window to the rear, radiator, built in bedroom furniture.

Kitchen

10'7" x 7'3" (3.27 x 2.22) (minimum)

Kitchen units comprising wall cupboards and working surfaces with cupboards and drawers under, space for electric oven and hob, stainless steel sink unit.

Conservatory/Dining Area

9'10" x 7'8" (3.04m x 2.38m)

uPVC panel and double glazed windows to the side and rear, uPVC panel and double glazed door to the side.

OUTSIDE

To the front, there is a concrete driveway leading to the Garage Measuring 19'3" x 8'5" (5.88m x 2.58m) with up and over door to the front. Pedestrian door to the rear. Attached to the rear of the Garage is a garden store measuring 10' x 7'4" (3.06m x 2.26m) with a pedestrian door linked to the rear garden.



To the rear, the property has a patio area and enclosed lawn and shrub garden.

To the front, there is also a mature lawn and shrub garden off the driveway.

SERVICES

Mains electricity, water, gas and drainage. Gas central heating.

Good Mobile Coverage and Fibre Broadband available.

TENURE

The property is being sold Freehold with vacant possession upon completion.

COUNCIL TAX

Band 'B'.

EPC

Band 'D'.

MINING AND RADON

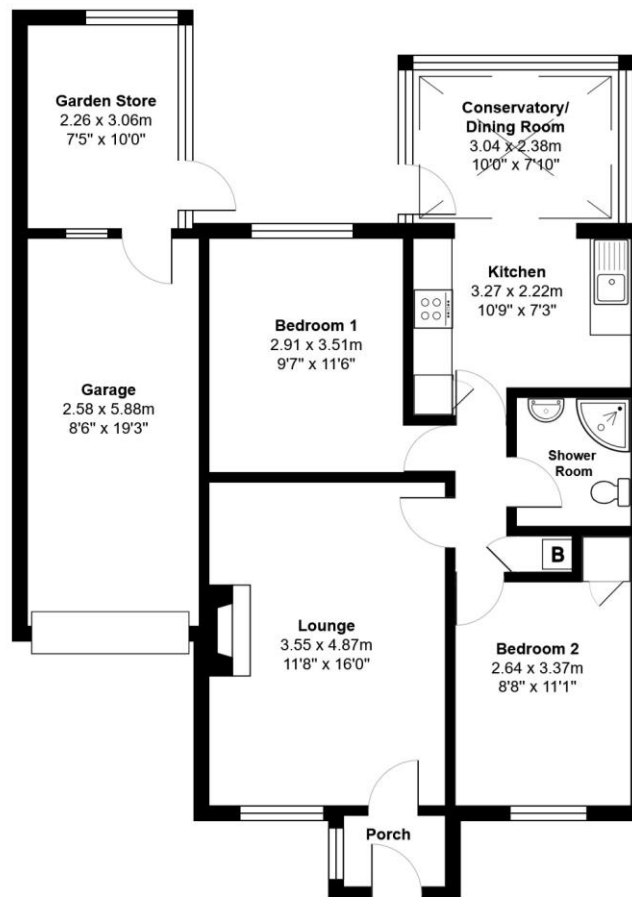
The property is in Cornwall, a county known for mining activity, and potentially high levels of Radon gas.

VIEWING

Strictly by prior appointment with the vendors agents – Jefferys

tel: 01579-342400





36, Pendray Gardens, Dobwalls, PL14 4NT

Total Area: 87.3 m² ... 940 ft²

All measurements are approximate and for display purposes only



Lostwithiel
5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard
17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

OFFICES AT: • LOSTWITHIEL • LISKEARD

www.jefferys.uk.com

Jefferys ESTABLISHED 1865

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.