



39 Trevillis Park

Liskeard, Cornwall, PL14 4EG





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Guide Price £275,000

Spacious three bedroom
semi-detached family home

Situated on the edge of the market
town of Liskeard

Fantastic far-reaching countryside
views to the rear elevation

Single garage and off road parking for
two vehicles



Description...

Situated on the edge of the popular market town of Liskeard, this spacious three bedroom semi-detached home offers generous accommodation throughout, making it an ideal family property.

Conveniently located within walking distance of a wide range of local amenities, schools, and public transport links, the property perfectly combines town convenience with a semi-rural outlook.

The accommodation is well proportioned and thoughtfully arranged, providing bright and versatile living spaces throughout. To the rear elevation, the property enjoys fantastic far-reaching countryside views, creating a wonderful sense of space and tranquillity.

Externally, the home benefits from a good sized enclosed garden, ideal for families, entertaining, or simply enjoying the surrounding scenery. Further advantages include a single garage and driveway parking for two vehicles.



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Accommodation

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

Hallway

Doors off to all ground floor rooms, radiator, coving to ceiling, stairs rising to First Floor.

Kitchen

uPVC double glazed windows to the rear elevation with far reaching countryside views, uPVC door leading to the rear garden, a range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap over, under counter space and plumbing for dishwasher, built-in double oven with four ring gas hob and extractor fan over, undercounter space and plumbing for washing machine, space for freestanding American fridge freezer, radiator, under stair storage cupboard.

Living Room

uPVC double glazed window to the front elevation, radiator, woodburning stove with oak mantle and slate hearth, built in cupboards units, coving to ceiling.

Dining Room

Built-in under stair storage cupboard, radiator, coving to ceiling, aluminium double glazed sliding doors leading into:-

Conservatory

Triple aspect having uPVC double glazed windows to the rear and side elevations, radiator, uPVC door with double glazed inset leading to the rear decking.

First Floor

Doors off to all first floor rooms, access to attic via loft hatch, built in storage cupboard.

Bedroom

uPVC double glazed window to the rear elevation with far reaching countryside views, radiator, fitted wardrobes.

Bathroom

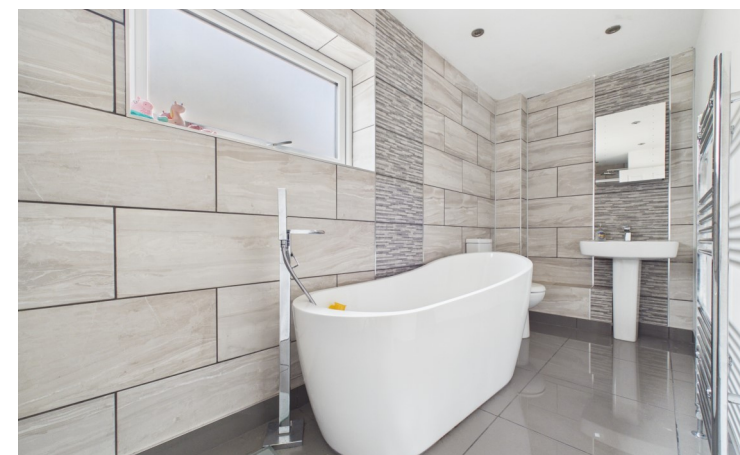
Obscure uPVC double glazed window to the side elevation, freestanding bath with waterfall tap over, low-level W.C, pedestal wash hand basin with mixer waterfall tap over, chrome heated towel radiator, shower cubicle with mixer shower over and glazed shower screen, tiled floor to ceiling, LED downlights.

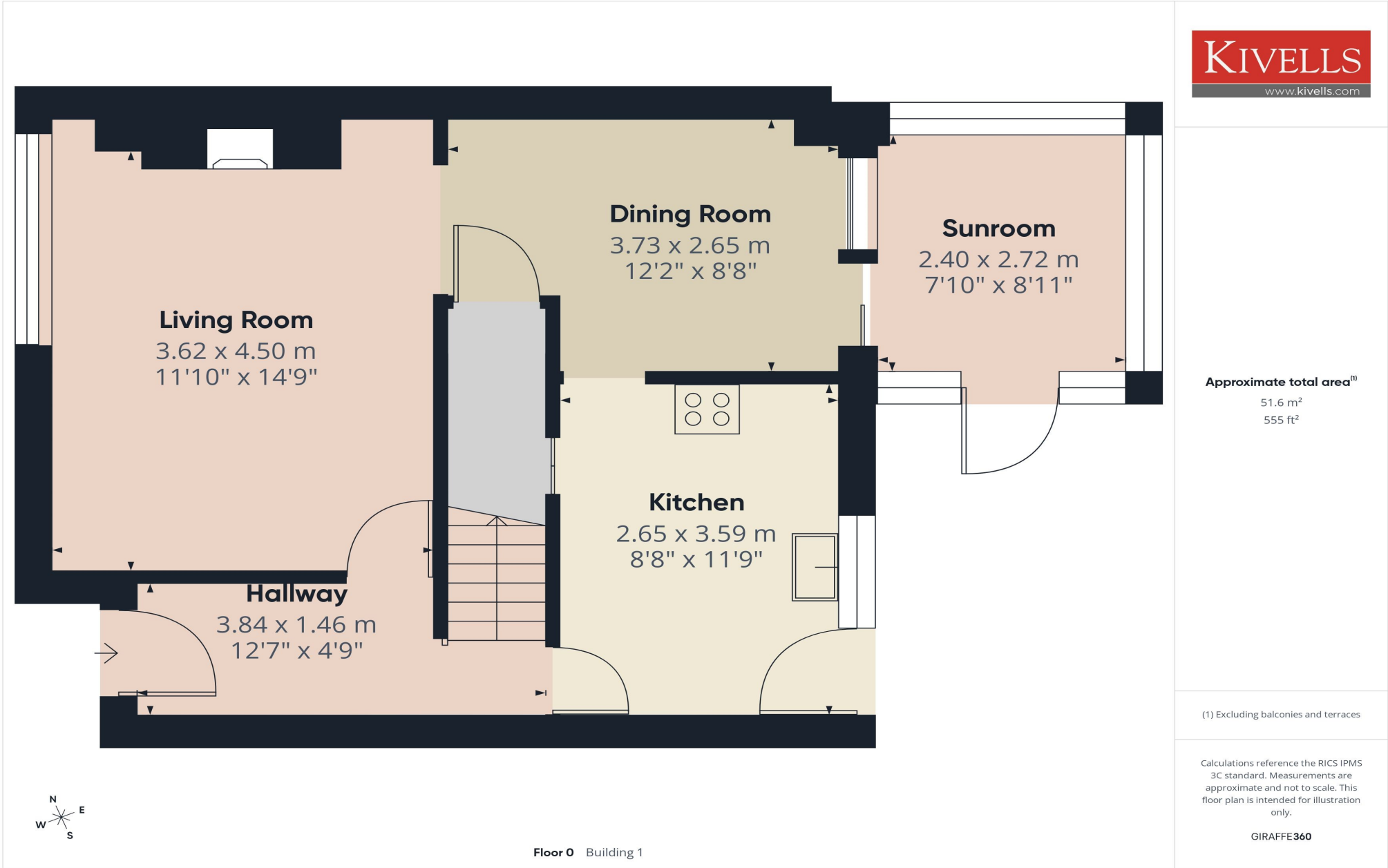
Bedroom

uPVC double glazed window to the front elevation, radiator.

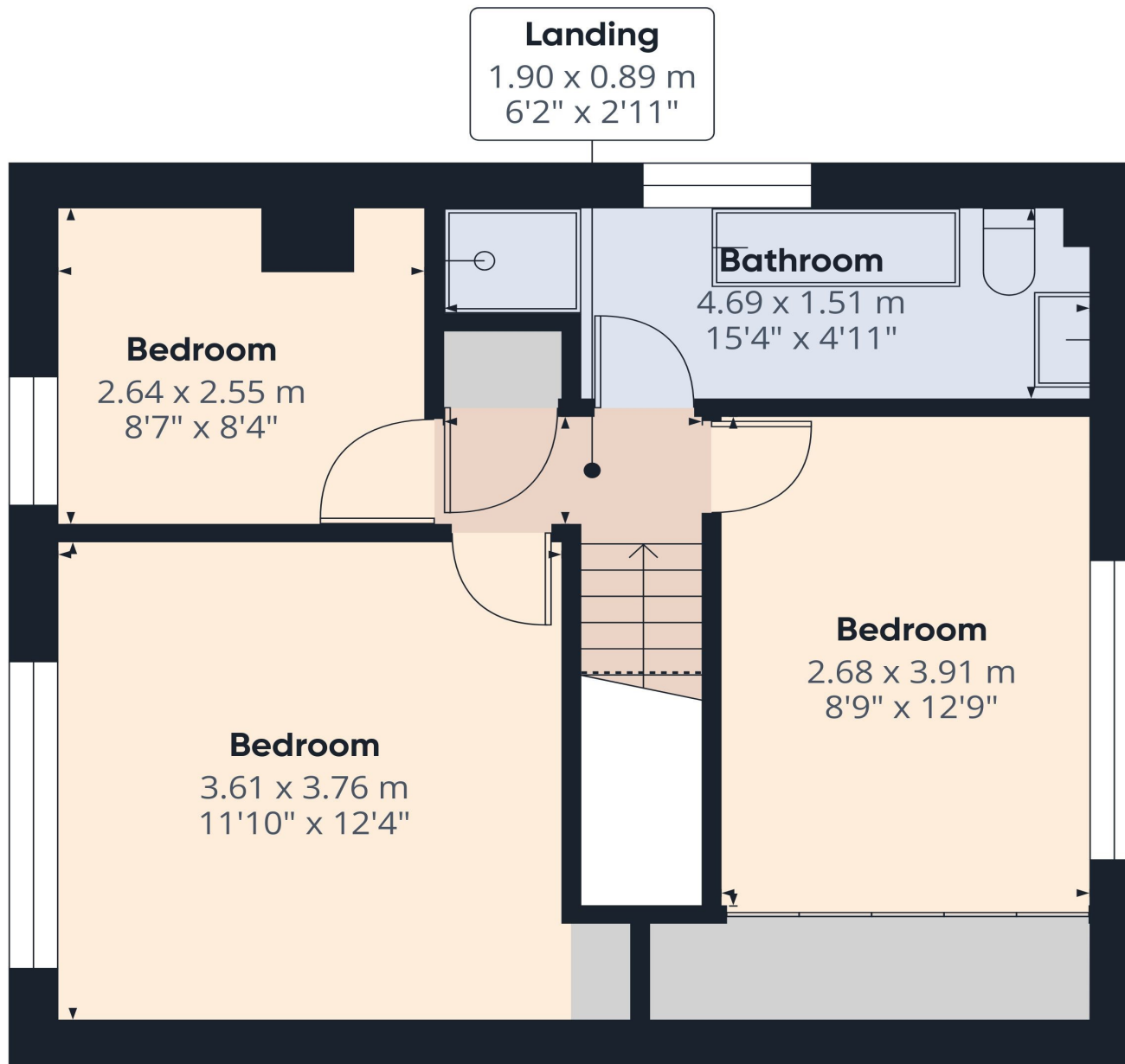
Bedroom

uPVC double glazed window to the front elevation, radiator, built-in storage cupboard.





Floor plan for identification purposes only, not to scale



Approximate total area⁽¹⁾
43 m²
462 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360

Floor 1 Building 1

Outside

Externally, the property continues to impress with driveway parking for two vehicles and a single garage, providing excellent storage and practicality. Positioned to take full advantage of its elevated setting, the rear of the property enjoys fantastic far-reaching countryside views.

The enclosed rear garden is fully fenced, creating a safe and private outdoor space ideal for families and entertaining alike. Leading from the conservatory is a raised decked seating area, perfect for relaxing or outdoor dining, with useful storage space beneath. Steps descend to a separate lawned garden area, complemented by a small raised flower bed and a summer house, offering excellent versatility with plenty of potential for keen gardeners, children's play areas, or further landscaping opportunities.



Single Garage

Electric roller door with power and lighting throughout offering space for parking or storage.

Services

Mains water, electricity, gas and drainage.

 EE Rating - C

 Council Tax Band - C

 Directions

What3Words – quaking.alerting.soap

 Virtual Tour

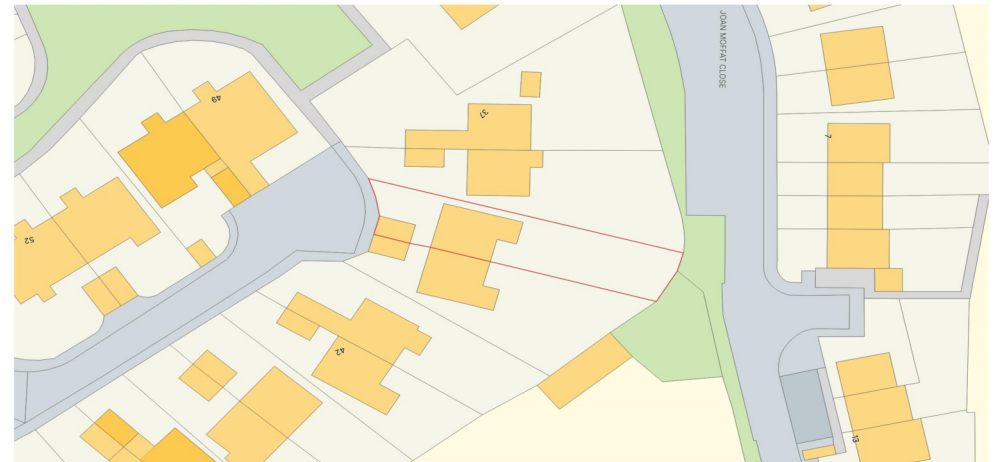
<https://tour.giraffe360.com/5243ee817e83400686b85890c3f706a6>

Viewings strictly by appointment only

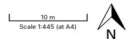
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