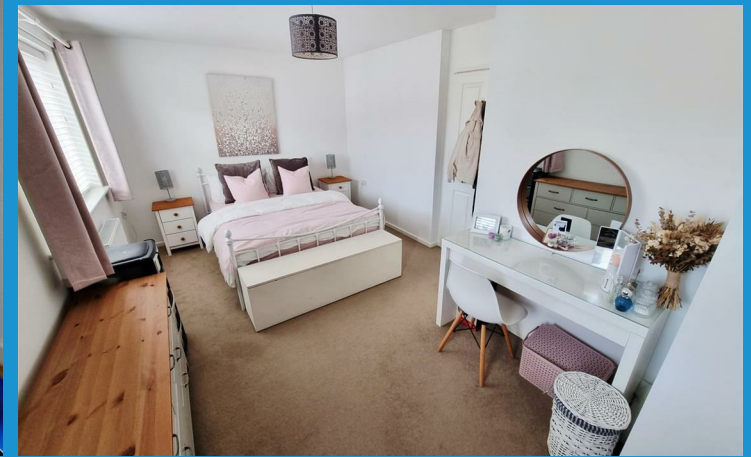




Treffry Grove  
East Taphouse | Liskeard



Town • Country • Coast



A well presented 3 bedroom semi detached home offering generous accommodation throughout. Large kitchen/dining room with access to the garden plus a very good size master bedroom. The property has an enclosed rear garden and also has 2 allocated parking spaces.

You step into a hallway with the staircase up to the first floor. Leading off is a front aspect sitting room which is a good size and a pleasant place to sit and relax. A doorway takes you through to an inner hall with access to a large cloakroom and built in cupboard. The kitchen/dining room overlooks the private and enclosed rear garden. The kitchen area has a range of contemporary eye and base level units with some integrated appliances. Beyond here is the dining area which is in front of the French doors giving access to the garden.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom is a generous size with 2 front aspect windows plus a dressing area and space for freestanding wardrobes. Bedroom 2 is rear aspect and enjoys a view over the garden and has space for a double bedroom and freestanding furniture. Finally, bedroom 3 is a good size single with a view towards Caradon Hill. The family bathroom has a matching 3 piece suite including a shower over the bath. Off the landing is a built in storage cupboard.

Opposite the property are 2 allocated parking spaces. A private path down the side of the property takes you through to the rear garden that has been recently landscaped to lawn. The garden is fully enclosed to all sides and a great place for children and pets to enjoy.



### Situation

Surrounded by open country and close to the River Lerryn, East Taphouse is in an accessible location close to the A390 between the popular town of Liskeard and St. Austell and the A38 beyond. The village has local amenities including a popular primary school and local fuel station and shop. Nearby Liskeard is circa 5 miles away and offers a wide range of local and national amenities including plenty of eating establishments, takeaways, and friendly local pubs, within the heart of the town. Liskeard offers a wider range of shopping, educational and recreational facilities with a sports centre and main line railway station. The city of Plymouth lies within commuting distance where there is also excellent shopping, and car ferry to France and Spain. East Taphouse offers great access to Bodmin Moor and popular coastal town of Looe offering endless coastal walks.

### Directions

The postcode to the property is PL14 4FP. From Liskeard town centre exit onto Dean Street and turn left into New Road. Follow this road and merge onto the A38 Dobwalls Bypass. After a short distance you will approach a roundabout. Exit left onto the A390. Follow this road into East Taphouse passing the garage on your left. After a short distance turn left signposted B3359 Boconnoc. Turn immediately left into Treffry and the property will be seen on your right hand side.

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**Entrance Hallway**

**Living Room**  
14'11" x 12'1" (4.55m x 3.70m )

**Inner Hallway**

**Kitchen / Dining Room**  
18'0" x 11'8" (5.49m x 3.56m )

**Cloakroom**  
6'9" x 5'0" (2.08m x 1.54m )

**First Floor**

**Bedroom 1**  
18'2" x 10'4" (5.56m x 3.15m )

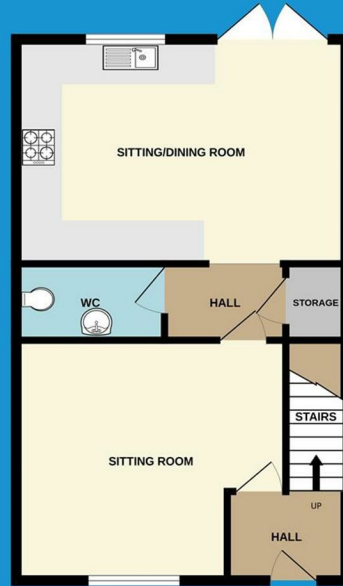
**Bedroom 2**  
13'5" x 10'4" (4.10m x 3.15m )

**Bedroom 3**  
9'8" x 6'11" (2.97m x 2.13m )

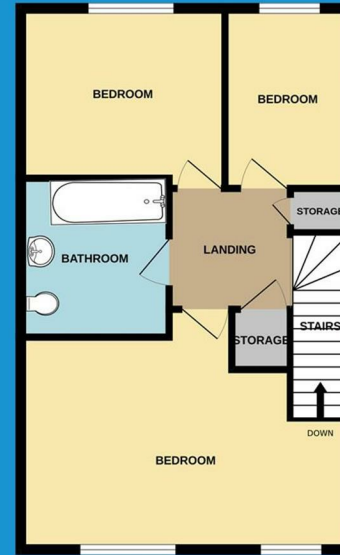
**Bathroom**  
6'11" x 6'6" (2.12m x 1.99m )

**Services**  
Mains Electricity, Gas, Water and Drainage.  
Council Tax Band C  
Management Charge = £16.77 per month.

**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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