



# 3 Tollgate Close

Liskeard, Cornwall, PL14 4TE



## *3 Tollgate Close*

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Guide Price **£250,000**

Three bedroom semi-detached  
property

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Situated in a quiet cul-de-sac location

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Within walking distance to many local  
amenities

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Single garage and off road parking

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Low maintenance enclosed garden

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## Description

Situated within a quiet cul-de-sac on the edge of Liskeard, this well-presented three-bedroom semi-detached home offers comfortable and well-proportioned accommodation ideal for families, first-time buyers, or those seeking a conveniently located property close to local amenities.

The property benefits from bright and airy living spaces throughout, with a practical layout designed for modern living.

Externally, the property offers off-road parking together with a garage, while the peaceful cul-de-sac setting provides a sense of privacy and minimal passing traffic. Conveniently positioned on the outskirts of Liskeard, the property enjoys easy access to the town centre, local schools, transport links, and surrounding countryside.



## Accommodation

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

### Hallway

Stairs rising to the first floor, radiator, coving to ceiling, door into:-

### Cloakroom

Obscure uPVC double glazed window to the front elevation, low-level W.C, radiator, pedestal wash hand basin with individual taps and tiled splashback, coving to ceiling.

### Living Room

uPVC double glazed window to the front elevation, radiator, television point, under stair storage cupboard, coving to ceiling, gas feature fireplace with wooden mantle and marble hearth.

### Kitchen/ Dining Room

uPVC double glazed windows to the rear elevation, uPVC door with double glazed inset 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, built-in double oven with four ring gas hob and extractor fan over, space for freestanding fridge freezer, under counter space and plumbing for washing machine, radiator, coving to ceiling.

### First Floor

Doors off to all first floor rooms, access to attic via loft hatch, coving to ceiling, built-in storage cupboard housing boiler.

### Bedroom

uPVC double glazed window to the front elevation, radiator, coving to ceiling.

### Bedroom

uPVC double glazed window to the front elevation, radiator, coving to ceiling, built-in wardrobe.

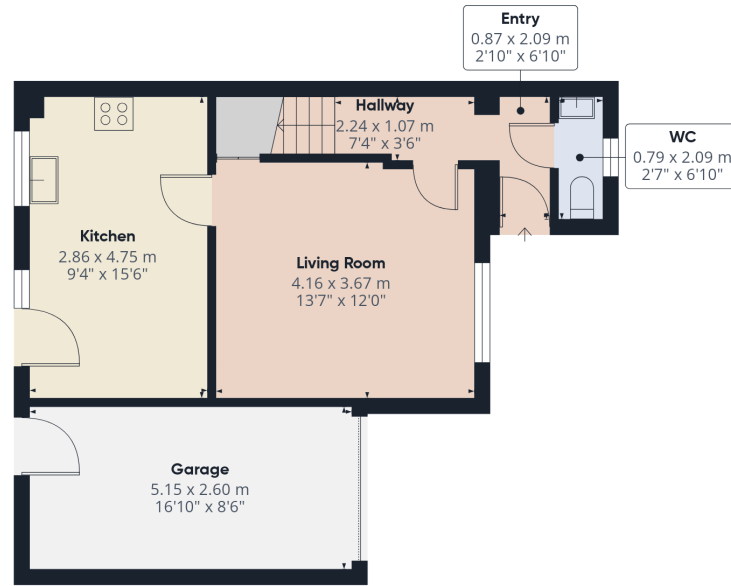
### Bedroom

uPVC double glazed window to the rear elevation with far reaching countryside views, coving to ceiling, built-in wardrobe.

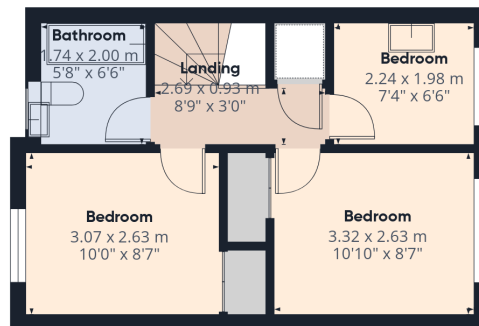
### Bathroom

Obscure uPVC double glazed window to the rear elevation, bath with panelled surround with mixer tap over and mixer shower over and glazed shower screen, low-level W.C, wash hand basin with mixer tap and vanity storage below, towel radiator, partially tiled, coving to ceiling.





Floor 0



Floor 1



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

79.3 m<sup>2</sup>  
854 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

Accessed via the front of the property there is a block-paved driveway providing off-road parking for two vehicles and leading to the garage. A small stone-chipped area with mature shrub planting adds to the attractive frontage.

The rear garden is fully enclosed by wooden fencing, creating a private and secure outdoor space. Designed for ease of maintenance, the garden features a patio seating area with the remainder predominantly laid to stone chippings, complemented by areas suitable for bedding plants and potted displays. To the side of the property there is a raised herb planter together with gated access leading to the front elevation.

### Garage

up and over door offering storage and further vehicle parking, power and lighting throughout, access to attic via loft hatch.



## Services

Mains water, electricity, gas and drainage.

 EE Rating - TBC

 Council tax band - C

 Directions

What3Words - broth.leaves.centuries

 Virtual Tour

<https://tour.giraffe360.com/3a639caa943f44a295e53b1fe8c6cbf6>

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Kivells Estate Agents, 7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE

📞 01579 345 543

✉ [liskeard@kivells.com](mailto:liskeard@kivells.com)

🌐 [kivells.com](http://kivells.com)

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