30 Liskeard Road

Callington | Cornwall

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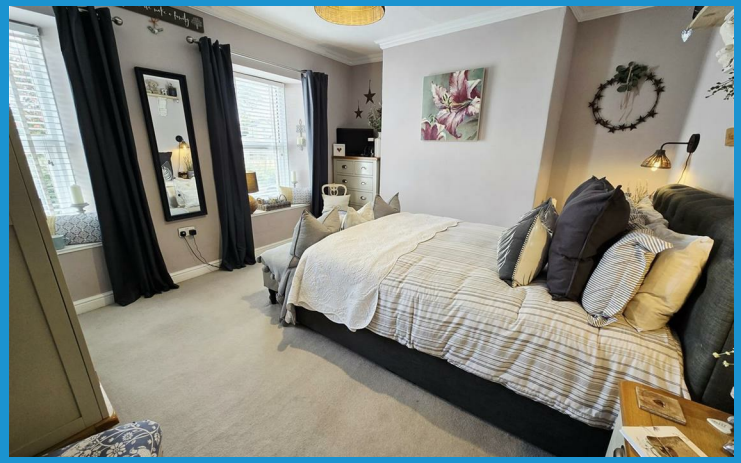
Guide Price £235,950

A deceptively spacious 3 bedroom townhouse situated on the outskirts of the Town Centre with beautifully presented living accommodation, rear GARDEN and a GARAGE/WORKSHOP. The accommodation includes 3 spacious double bedrooms and 2 impressive reception rooms.

The property has an entrance porch with a door into the hallway with decorative tiled flooring. On your left is the dining room which has a front facing window plus a feature fireplace and could also be a second sitting room. The hallway opens into the living room, which is an impressive reception room with a multi-fuel stove, stairs to the first floor and great space for furniture. At the rear, there is a garden room which has double french doors leading out into the garden.

There is a galley kitchen with a stylish range of wall and base units and wooden block work surfaces, leading into a useful utility room with space for appliances. A sliding door provides access to a cloakroom with a WC. Stairs from the living room lead to the first floor where there are two spacious double bedrooms, the front bedroom in particular is a great size with twin windows at the front. There is a stylish bathroom at the rear, accessed via the half-landing with a matching suite and rear facing window.

Stairs lead to the second floor where there is the 3rd bedroom, which is another great sized double room. There are exposed 'A' frame beamed ceilings with a velux window at the rear providing far reaching countryside views. The rear garden is a real sun trap and laid to patio with a courtesy door into the garage/workshop which opens onto a shared service lane at the rear.



Situation

Callington is located in the heart of some fine Cornish landscape. The town is situated in East Cornwall between Dartmoor to the East and Bodmin Moor to the West. Ideally situated at the intersection of the South-North A388 Saltash to Launceston Road and the East-West A390 Tavistock to Liskeard road the area offers great access. The town itself boasts individual and chain shopping outlets including Tesco supermarket. The town is surrounded by local villages and hamlets with a variety of primary schools feeding into the highly regarded Callington Community College. Access-Road - The A30 from Launceston and the A38 from Plymouth provide easy access to Exeter and the M5. Rail - Regular intercity services operate from Exeter and Plymouth to London. Sea - Ferry services operate from Plymouth to northern France and northern Spain. Air - Exeter International Airport provides flights to the Isles of Scilly, Channel Islands, Ireland, Scotland and a number of continental destinations. Bristol International Airport offers flights to numerous European destinations. Newquay Airport offers flights to numerous destinations including London Gatwick. Penzance Airport provides flights to the Isles of Scilly.

Directions

The postcode to the property is PL17 7JE.

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Porch

Hallway

Dining Room
12'8" x 10'6" (3.88m x 3.22m)
3.22m narrows to 2.74m

Living Room
13'6" x 13'4" (4.13m x 4.08m)
4.08m narrows 2.91m

Kitchen
11'2" x 5'9" (3.41m x 1.77m)

Utility Room
5'6" x 3'9" (1.70m x 1.15m)

Cloakroom
4'0" x 2'2" (1.24m x 0.67m)

First Floor

Bathroom
7'2" max x 7'1" (2.20m max x 2.16m)

Bedroom 3
13'4" x 8'5" (4.08m x 2.57m)
2.57m narrows to 2.12m

Bedroom 2
13'9" x 12'5" (4.21m x 3.81m)
4.21m narrows to 3.79m

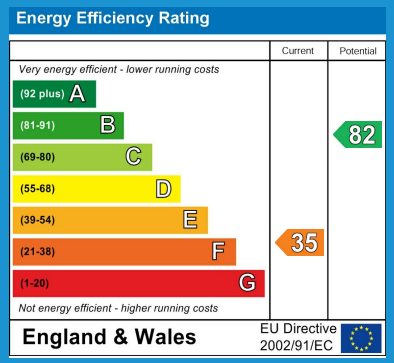
Second Floor

Bedroom 1
19'8" x 12'5" (6.00m x 3.80m)
6.00m narrows to 4.73m

Garage / Workshop
15'2" x 14'2" (4.64m x 4.32m)

Services
Mains Electricity, Water and Drainage.
Council Tax Band B

Agents Note
Our vendors have shared access over the rear driveway to access their garage.



Ground Floor

First Floor

Second Floor

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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