

35 TREVILLIS PARK LISKEARD PL14 4EG



Three bedroom semi detached bungalow with
garage, front and rear gardens

No Forward Chain

Price £210,000

Liskeard boasts varied amenities and a mainline train station which connects you to Plymouth and onwards to London Paddington. Liskeard is well placed with the popular south coast resort of Looe only being some 8 miles away with coastal walks and Bodmin Moor being easily accessible for numerous pursuits and miles of outstanding scenery.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

Upvc front door leading into:

ENTRANCE PORCH:

5' 9" X 5' 3" (1.75M X 1.60M)

Upvc double glazed door, radiator, sliding doors to storage cupboard. Door leading to:

LOUNGE:

21' 6" X 11' 9" (6.55M X 3.58M)

Upvc double glazed windows overlooking the front of the property, feature fireplace with inset gas fire and hearth, door leading to inner hall and door to:

KITCHEN/BREAKFAST ROOM:

26' 9" X 8' 9" MAX (8.15M X 2.66M)

Range of wall and floor units some glass fronted and breakfast bar with working surfaces over and inset composite sink unit with mixer tap and drainer. Built in electric oven and microwave, five ring gas hob with extractor hood over. Space for fridge freezer and space and plumbing for washing machine. Built in storage cupboard with slatted shelving. Step down into the extension of the kitchen where there is a Upvc double glazed door leading to outside and Upvc double glazed windows overlooking the rear garden and decked area with distant views and a radiator.

INNER HALL:

Doors to all rooms, access to the loft and radiator, door to built in storage cupboard with slatted shelving.

BEDROOM 1:

13' 9" X 11' 3" (4.19M X 3.43M) MAX

Upvc double glazed window to the front of the property and radiator.

BEDROOM 2:

9' 9" X 8' 9" (2.97M X 2.66M)

Upvc double glazed window to the rear of the property and radiator.

BEDROOM 3:

11' 3" X 7' 9" (3.43M X 2.36M)

Upvc double glazed window to the rear of the property and radiator.

BATHROOM:

8' 0" X 6' 3" (2.44M X 1.90M) MAX

Upvc double glazed obscure window, white suite comprising paneled bath with mixer tap and shower attachment, WC and pedestal hand basin. Radiator.

WC:

3' 6" X 2' 9" (1.07M X 0.84M)

Baxi boiler serving domestic hot water and heating. WC and wash hand basin.

OUTSIDE:

The property is approached to the front via steps leading to a patio area with the majority of the garden being mainly laid to lawn and bounded by mature hedging to offer privacy to the property. There is a gate with pedestrian path which leads to the side of the property and rear garden. The rear garden has two tiers with the top tier leading out of the property being laid to chippings and being decked. Steps lead down to the bottom tier which is laid to lawn. Further steps lead down to a row of garages where the garage is located

GARAGE:

16' 0" X 8' 0" (4.87M X 2.44M)

Electric roller up door

SERVICES

Mains water, drainage, electric and gas.

COUNCIL TAX BAND

C

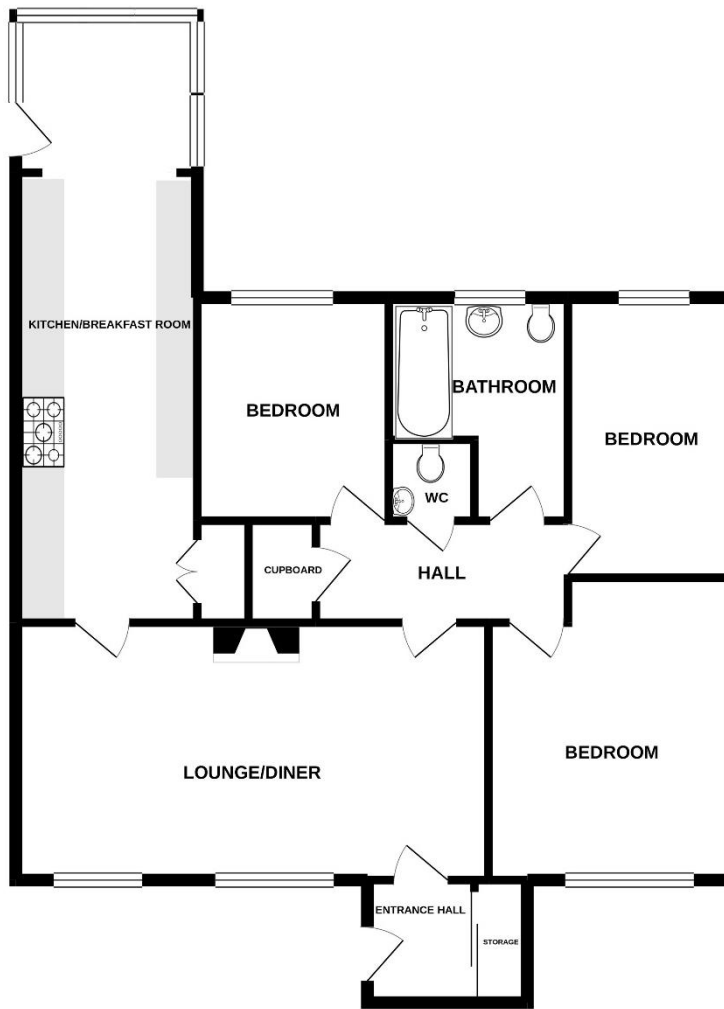
EPC RATING

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VIEWING

Strictly by prior appointment with the vendors agents – Jefferys 01579 342400.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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