



Upton Cross
£123,750

ESTABLISHED 1865
Jefferys

5 Little Upton Court

Upton Cross

PL14 5FL

A S106 affordable semi-detached two storey house with two good sized bedrooms within the village of Upton Cross. The property has a reasonable sized garden to the side and rear with decking and patio area. Off road parking for three cars. Air source heat pump and solar panels are connected.

This small exclusive development is situated on the outskirts of Upton Cross a rural village set in an area of outstanding natural beauty on the fringes Bodmin Moor. It lies roughly midway between the towns of Liskeard and Launceston and within commuting distance of the city of Plymouth. Local amenities include a primary school, parish church, village hall, 17th century public house with shop and the nationally renowned Sterts Arts Centre with an amphitheatre, gallery and bistro. The larger village of Pensilva is close by and provides a farm shop, small supermarket, medical centre and the Millennium Community Centre. Liskeard 6 miles away is able to cater for most day to day needs with a range of shops, commercial and leisure facilities and main line railway station with connections to London Paddington and a branch line to the fishing port of Looe..

The accommodation comprises with approximate sizes:

Ground Floor

ENTRANCE HALL

door to the front, window to the side, understairs storage area with plumbing fitment for washing machine.

CLOAKROOM/WC

suite comprising low level wc, wash hand basin.

'L' SHAPED KITCHEN/LIVING/DINING ROOM

KITCHEN

4.63 X 2.76 (15'2" X 9'1")

window to the front, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit, integrated dishwasher, electric oven and hob.

LOUNGE AREA

5.3 X 2.88 (17'4" X 9'4")

french doors to the rear, window to the rear.

First Floor

LANDING

window to the side, linen cupboard.

BEDROOM 1

5.30 x 2.90 (17'4" x 9'5")

two windows to the rear.

SHOWER ROOM

suite comprising low level wc, wash hand basin, shower cubicle, heated towel rail, partly tiled walls, vinyl floor, storage shelf with cupboard over.

BEDROOM 2

5.3 x 3.42 (17'4" x 11'2") (maximum)

two windows to the front, radiator, airing cupboard with factory insulated hot water cylinder and electric immersion heater.

OUTSIDE

Three gravelled parking spaces to the side.
Paved garden with raised shrub bed to the front.
Decking area to the rear.
Lawn and shrub garden to the rear.
Paved patio to the rear.
Raised bed garden area for vegetable growing.
Garden Shed (1) - 1.95 x 0.84 (6'4" x 2'8")
Garden Shed (2) - 2.8 x 2.15 (9'2" x 7'1")

COUNCIL TAX

Band A

EPC RATING

B

SERVICES

Mains Water and Electricity are connected to the property.

Heating for the property is by means of an air source heat pump.

There is underfloor heating throughout the ground floor accommodation with radiators positioned on the first floor.

In addition, there are four photovoltaic panels on the northern elevation to help supplement the electric supply. We understand that there is negligible feed-in tariff for these panels.

The estate drains to a private sewage treatment plant. The management charges cover the maintenance and cleaning of the sewage treatment plant.

TENURE

The property is being sold as Freehold with vacant possession upon completion.

S106

- Residency/permanent employment of 16 + hours per week for 3 + years
OR
- Former residency of 5 + years
OR
- Close family member
(Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years

After a period of marketing, the area will open up to local connection to Cornwall after immediate parishes have been ruled out.

Capped to 55% of the full market value.

There is an Estate Management charge of £25/month for the foul drainage and estate road.

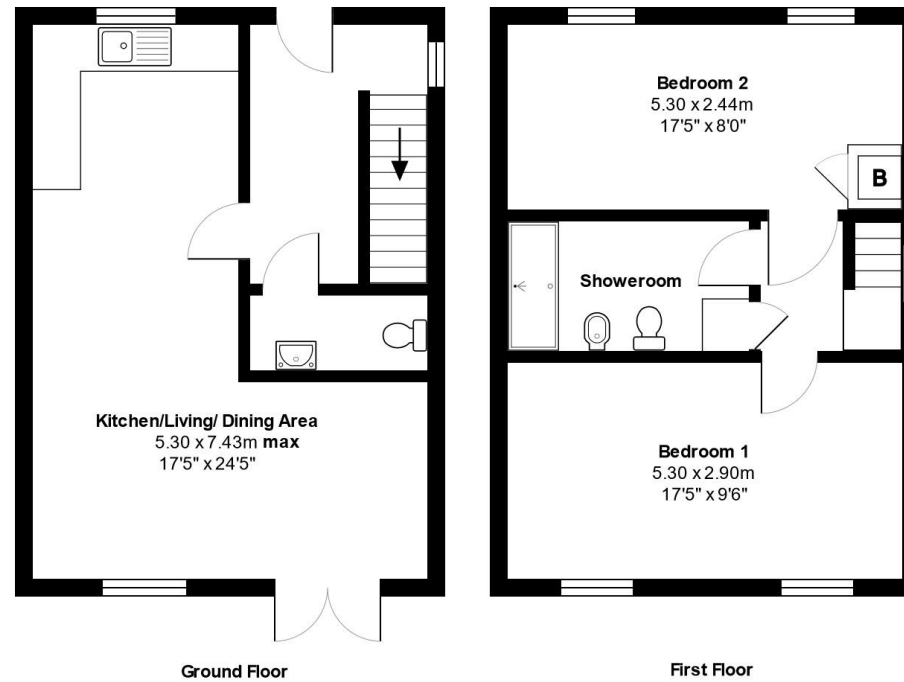
DIRECTIONS

From Liskeard proceed along the B3254 for approximately 5 miles to Upton Cross. Continue towards Darley Ford passing the Caradon Inn and the site is after a short distance on the right hand side.

VIEWING

Strictly by prior appointment with the Agents - Jefferys (01579 342400)





5, Little Upton Court, Upton Cross, PL14 5FL

Total Area: 78.9 m² ... 849 ft²

All measurements are approximate and for display purposes only

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.