

68 TREVANION ROAD LISKEARD PL14 3QN



A three/four bedroom semi-detached house set over three storeys with rear and side garden and driveway parking. The property is being offered to the market with no forward chain.

Price £200,000

The property is situated in a popular location within Liskeard being a short walk to Morrisons and within easy access to the A38. Liskeard 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 MEASUREMENTS:-

ENTRANCE HALL:

3' 3" X 3' 0" (0.99M X 0.91M)

Half glazed wooden front door, radiator, stairs rising to First floor. Door to:

KITCHEN/DINING ROOM:

26' 6" X 12' 3" (8.07M X 3.73M) MAX

Wooden double glazed bay window to front, radiator, understairs cupboard, breakfast bar, range of fitted wall and floor units with working surfaces over and inset stainless steel sink unit. Built in electric double oven, gas hob and extractor over. Space and plumbing for a washing machine and dishwasher and space for fridge/freezer.

FIRST FLOOR LANDING:

Wooden double glazed window looking to the side of the property and doors to:

BEDROOM FOUR/STUDY:

12' 0" X 8' 6" (3.65M X 2.59M)

Double glazed patio door to rear garden and radiator.

CLOAKROOM:

5' 9" X 3' 0" (1.75M X 0.91M)

Wash hand basin, WC, vanity light/shaver point.

LOUNGE:

17' 3" X 12' 3" (5.26M X 3.73M) MAX

Feature fireplace with coal effect living flame gas fire, wooden double glazed window to front. Staircase rising to:

SECOND FLOOR LANDING:

Radiator, access to Loft, cupboard housing combi gas central heating boiler with slatted shelving and doors to:

BEDROOM THREE:

8' 6" X 6' 0" (2.59M X 1.83M)

Radiator, wooden double glazed window to rear.

BEDROOM TWO:

11' 6" X 5' 9" (3.50M X 1.75M)

Radiator, wooden double glazed window to rear.

BATHROOM:

8' 3" X 6' 6" (2.51M X 1.98M)

White suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin, WC, corner shower cubicle with shower run off the boiler, vanity light and extractor fan.

BEDROOM ONE:

12' 3" X 8' 3" (3.73M X 2.51M)

Radiator and wooden double glazed window to front with distant country views.

OUTSIDE:

To the front of the property is a car parking space and raised beds with steps leading to the front of the property along with a further path leading to the side of the property where there are two gates leading to the rear garden which is enclosed and has a decked area and shed.

SERVICES

Mains water, electricity, drainage and gas.

COUNCIL TAX BAND

B

EPC RATING

C

VIEWING

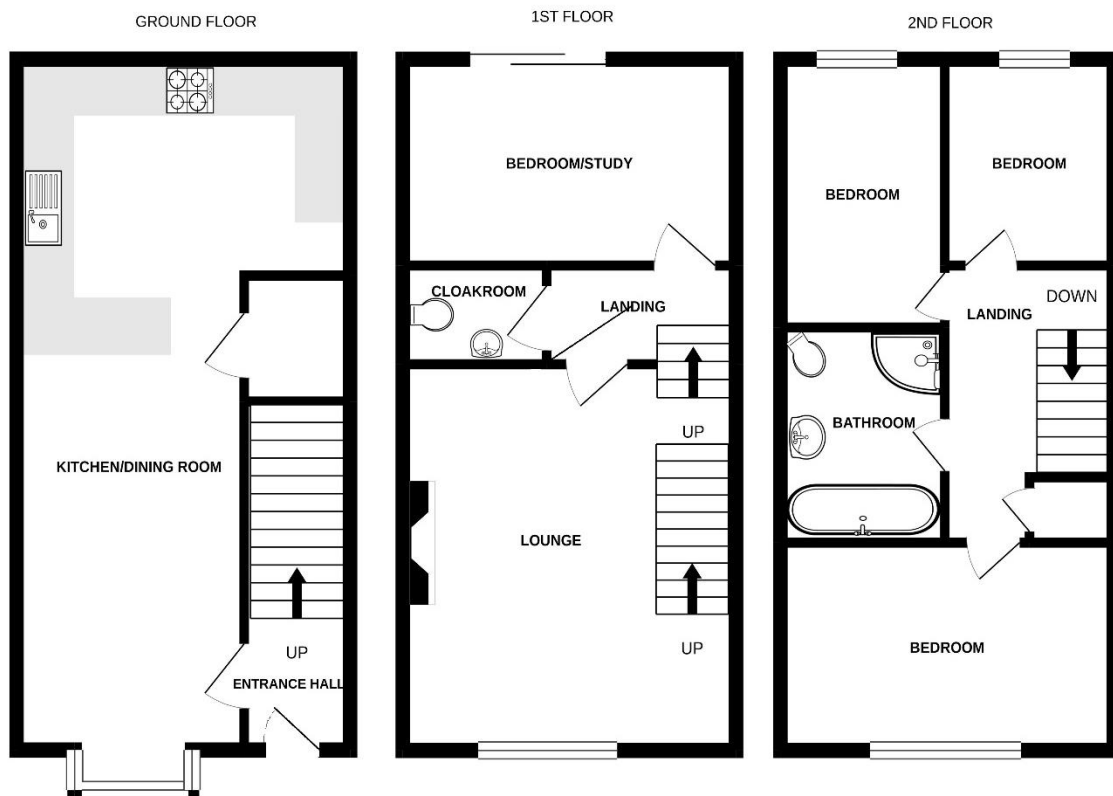
Strictly by prior appointment with the vendors agents – Jefferys 01579 342400.

DIRECTIONS

From the centre of town proceed up the main street and at the mini roundabout turn right into Pound Street. Proceed along this road passing the Church on the right and Goldenbank Nurseries and after a short distance turn right in the top of Trevanion Road. The property is on the right hand side towards the bottom of this road.

Please note images used within this advert have been taken at various points through the tenancy which commenced in 2015.





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	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Members of the NAEA



St Austell
 18 Duke St, St Austell
 PL25 5PH
 01726 73483
 staustell@jefferys.uk.com

Lostwithiel
 5 Fore St, Lostwithiel
 PL22 0BP
 01208 872245
 lostwithiel@jefferys.uk.com

Liskeard
 17 Dean St, Liskeard
 PL14 4AB
 01579 342400
 liskeard@jefferys.uk.com



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