

**5 DUNGARTH GREEN  
LISKEARD  
PL14 3BS**



**Two bedroom mid terraced house with spacious accommodation and large rear garden. The house is for sale with no onward chain.**

**Guide Price £150,000**

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The property is situated on Dungarth Green and adjoins Castle Park. The property is conveniently placed for easy access to Morrisons and the Town centre along with the main A38 road way. Liskeard is able to cater for most day to day needs with a range of shops, commercial and leisure facilities. There is also a 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 PORCH**

uPVC panel door to the side, uPVC double glazed windows to the front and sides, ceramic tiled floor. A wooden glazed door leads to:

#### **ENTRANCE HALL**

Radiator.

#### **KITCHEN/DINING ROOM**

**18' 2" x 7' 9" (5.54m x 2.41m)**

uPVC double glazed windows to the front and rear, uPVC panel and double glazed door to the rear, radiator, Kitchen units comprising wall mounted cupboards and working surfaces with cupboards, drawers and space under, plumbing for washing machine, built-in electric oven and gas hob, cloak cupboard.

#### **LOUNGE**

**18'2" x 11'9" (5.56m x 3.64m) (maximum)**

uPVC double glazed window to the front, uPVC patio doors to the rear, fireplace with decorative electric fire, under stairs storage cupboard with further alcove cupboard.

#### **FIRST FLOOR LANDING**

uPVC double glazed window to the rear with doors leading to:

#### **BEDROOM 1**

**18' 2" x 9' 1" (5.55 m x 2.76m)**

uPVC double glazed windows to the front and rear, two radiators, built-in wardrobe.

#### **SHOWER ROOM/WC**

uPVC double glazed window to the rear, suite comprising modern shower cubicle with Aquaboard wall panelling and electric Mira Zest shower, pedestal wash hand basin, low level WC, radiator, partly tiled walls.

#### **BEDROOM 2**

**11' 8" x 8' 1" (3.61 m x 2.46m)**

uPVC double glazed window to the front, radiator, built-in wardrobe with gas fired boiler.

### **OUTSIDE**

Paved path leading to the front door with small lawn garden area to the front. From the kitchen and lounge there are doors leading to the rear garden. The rear garden is laid to lawn with paved patio and concrete areas. There is a raised planter ideal for vegetable growing, three garden sheds with pedestrian access to the rear.

### **SERVICES**

All mains services are connected. Gas fired central heating.

### **COUNCIL TAX BAND**

Band B

### **EPC RATING**

Band C

### **DIRECTIONS**

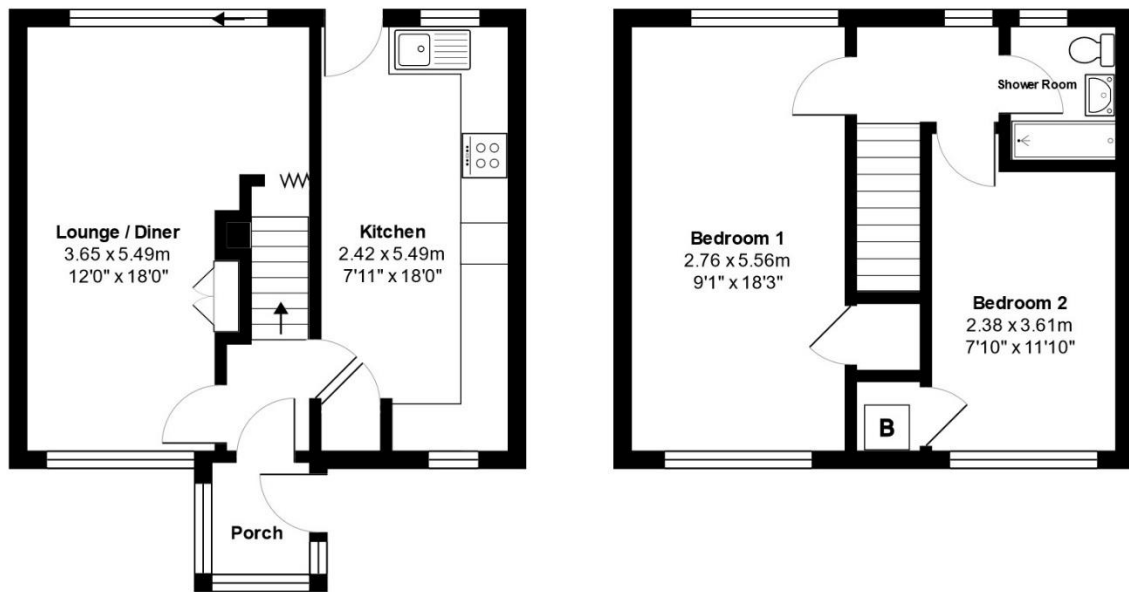
From the centre of Liskeard, proceed in a northerly direction through Barras Street taking the second exit on the roundabout. Continue along Pound Street and Castle Street taking the left hand turning after the traffic lights. Continue along Bodgara Way and take the second left into Dungarth Green where the property will be found at the end of the road.

### **VIEWING**

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







5, Dungarth Green, Liskeard

Total Area: 70.7 m<sup>2</sup> ... 761 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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