



Chy An Eglos, St Keyne

**Jefferys** ESTABLISHED 1865



# Chy-An-Eglos St Keyne Liskeard PL14 4RJ

**Price : £212,500**

**SITUATED ALONG A QUIET COUNTRY LANE, THE PROPERTY ENJOYS EXTENSIVE COUNTRYSIDE VIEWS \* ENTRANCE HALL \* DOWNSTAIRS CLOAKROOM \* KITCHEN/DINING ROOM \* UTILITY ROOM \* LOUNGE \* THREE BEDROOMS \* BATHROOM \* GARAGE \* AMPLE PARKING \* FRONT & REAR GARDENS \* SUBJECT TO A S.106 LOCAL OCCUPANCY RESTRICTION \***

Situated along a quiet country lane, the property adjoins open fields and enjoys extensive countryside views. St Keyne lies approximately 3 miles from the market town of Liskeard and some 6 miles from the popular fishing port/holiday town of Looe.

**The property is being sold subject to Section 106 planning restriction where a local connection criteria applies. All interested parties are required to register with Cornwall Council ( Affordable Home Ownership)tel 01872 326353 to confirm eligibility to purchase this property.**

The well planned accommodation comprises:

## **ENTRANCE HALL**

uPVC wood effect front door with obscure glass panel, laminate flooring, pendant light point, smoke alarm. Stairs to First Floor.

## **DOWNSTAIRS CLOAKROOM**

White suite comprising low level flush WC, pedestal wash

hand basin with pillar tap and tiled splashback, chrome effect towel ring, ceiling light fitting, extractor fan, vinyl flooring, double glazed window to front with obscure glazing.

## **KITCHEN/DINING ROOM 17' 8" x 9' 7" (5.38m x 2.92m).**

Well fitted with a range of wood effect wall and base units, four drawer pack, marble effect roll edged worktops, breakfast bar with cupboard below, contrasting splashbacks, under and over cupboard concealed lighting. Space for electric oven, space for dishwasher, space for fridge, slimline panel heater. One and a half bowl stainless steel sink unit with pillar mixer tap, uPVC double glazed window to rear enjoying superb countryside views, vinyl flooring, two pendant light points. uPVC double glazed French doors to patio area and rear garden.

## **UTILITY ROOM 6' 0" x 5' 7" (1.83m x 1.70m).**

Wood effect base unit and double wall cupboard over, marble effect roll edged worktops and contrasting splashbacks, single drainer stainless steel sink unit with mixer tap. Vinyl flooring, ceiling light fitting, smoke alarm, space for freezer, space for washing machine, extractor fan. uPVC double glazed window to front, uPVC external door to side.

## **LOUNGE 12' 8" x 11' 6" (3.86m x 3.50m).**

Inset ceiling spotlights, woodburner on slate hearth supplying hot water and radiator to bathroom, uPVC double glazed window to front, uPVC French doors giving access to patio and rear garden.

Pine rise and turn staircase to First Floor with uPVC double glazed window to front and two wall light fittings.

## **FIRST FLOOR LANDING**

Inset ceiling spotlights, Airing cupboard with slatted shelves, hot water cylinder and immersion heater. Built-in cupboard with slatted shelves.

## **BEDROOM 1 12' 8" x 9' 7" (3.86m x 2.92m).**

Pendant light point, uPVC double glazed windows to front and rear, enjoying stunning countryside views.

## **BEDROOM 2 9' 7" x 8' 1" (2.92m x 2.46m).**

Pendant light point, access to roof space, uPVC double glazed window to rear.



**BEDROOM 3 11' 4" x 9' 7" (3.45m x 2.92m).**

Pendant light point, uPVC double glazed window to rear.

**BATHROOM**

White suite comprising low level flush WC, pedestal wash hand basin with pillar mixer tap, mirror and vanity light over, B-shaped panelled bath (H&C), Mira electric shower with shaped glazed shower screen. Vinyl flooring, radiator, towel rail, inset ceiling spotlights, Dimplex electric fan heater, extractor fan, uPVC double glazed window to front with obscure glazing.

**OUTSIDE**

The front garden is bounded by wooden fencing to either side and a hedge boundary to the front, together with flower beds. There is ample parking provided. A concrete path leads around the side of the property to the rear, where there is a patio area taking full advantage of the uninterrupted countryside views. At the present time the garden is laid to lawn for ease of maintenance

**GARAGE 18' 8" x 13' 6" (5.69m x 4.11m)**

Single garage with up and over door and rear courtesy door.

**VIEWING**

Strictly by appointment with the Agents - Jefferys. Tel: 01579 342400

**SERVICES**

Mains water, electricity and drainage.

**COUNCIL TAX**

Band: D

**EPC RATING**

Band: D

**VIEWING**

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tel: 01579-342400

**DIRECTIONS**

On entering the village of St Keyne from Liskeard, follow the road towards Looe. At the junction by the Church, proceed straight ahead. Chy an Eglos will be found on the left hand side, approximately 50 metres from the junction.



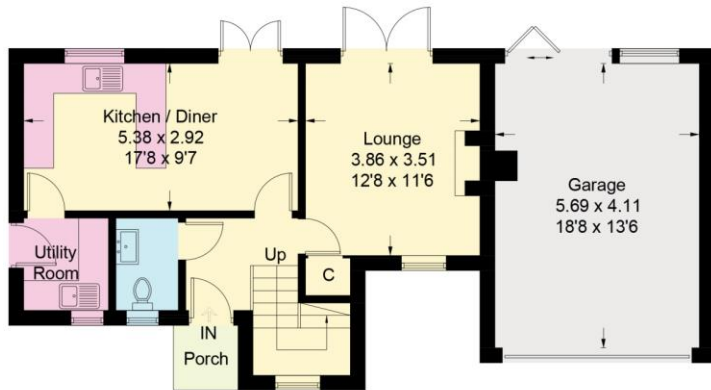


## Chy An Eglos

Approximate Gross Internal Area = 90.7 sq m / 976 sq ft

Garage = 23.7 sq m / 255 sq ft

Total = 114.4 sq m / 1231 sq ft



Ground Floor



First Floor



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID583280)

| Energy Performance Certificate  |                     |                              |   |
|---|---------------------|------------------------------|---|
| <div> <div>Chy An Eglos, St. Keyne, LISKEARD, PL14 4RJ</div> <div> <div>Dwelling type: Detached house</div> <div>Date of assessment: 05 September 2016</div> <div>Date of certificate: 06 September 2016</div> </div> <div> <div>Reference number: 0658-1074-7231-4676-0954</div> <div>Type of assessment: RdSAP, existing dwelling</div> <div>Total floor area: 87 m²</div> </div> </div>  |                     |                              |   |
| Use this document to: <ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>  |                     |                              |   |
| Estimated energy costs of dwelling for 3 years:   |                     |                              | £ 3,387   |
| Over 3 years you could save   |                     |                              | £ 1,704   |
| Estimated energy costs of this home   |                     |                              |   |
|   | Current costs       | Potential costs              | Potential future savings                                    |
| Lighting  | £183 over 3 years   | £204 over 3 years            | <div> <div>You could save £ 1,704 over 3 years</div> </div> |
| Heating   | £2,202 over 3 years | £1,188 over 3 years          |   |
| Hot Water   | £1,002 over 3 years | £291 over 3 years            |   |
| Totals  | £3,387              | £1,683                       |   |
| These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.  |                     |                              |   |
| Energy Efficiency Rating  |                     |                              |   |
| <div> <div> <div>Very energy efficient - lower running costs</div> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div> </div> <div> <div>Current: 69</div> <div>Potential: 89</div> </div> <div> <div>The graph shows the current energy efficiency of your home.</div> <div>The higher the rating the lower your fuel bills are likely to be.</div> <div>The potential rating shows the effect of undertaking the recommendations on page 3.</div> <div>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</div> </div> </div> </div> |                     |                              |   |
| Top actions you can take to save money and make your home more efficient  |                     |                              |   |
| Recommended measures  | Indicative cost     | Typical savings over 3 years | Available with Green Deal                                   |
| 1 High heat retention storage heaters and dual immersion cylinder   | £1,600 - £2,400     | £ 1,536                      | ✓   |
| 2 Solar water heating   | £4,000 - £6,000     | £ 171                        | ✓   |
| 3 Solar photovoltaic panels, 2.5 kWp  | £5,000 - £8,000     | £ 921                        | ✓   |
| To find out more about the recommended measures and other actions you could take today to save money, visit <a href="http://www.direct.gov.uk/savingenergy">www.direct.gov.uk/savingenergy</a> or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.  |                     |                              |   |

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