



Liggars Drive, Dobwalls  
£152,000

**Jefferys** ESTABLISHED 1865

# 3 Liggars Drive Dobwalls PL14 4FJ

A S106 affordable semi-detached two storey house with two good sized bedrooms within the village of Dobwalls. The property has a reasonable sized garden to the rear with two parking spaces to the side.

The property is situated in the popular residential village of Dobwalls.

Dobwalls benefits from a primary school, Village Shop and Public house as well as other shopping and community facilities. It is situated a short drive from Liskeard and has easy access onto the main A38 roadway. The A38 provides access to the City of Plymouth approximately 35 minutes by car and there is a train service from Liskeard. The local market town of Liskeard is a short drive away, where there is a good range of shops, commercial and recreational facilities together with good schooling. There is excellent scenery close by with Bodmin Moor and the beautiful coastal scenery a few miles to the south.

The accommodation comprises with approximate sizes:

## **ENTRANCE HALL**

Door to the front, radiator.

## **LOUNGE**

**4.27 X 2.82 (14' X 9'3")**

Window to the front, two radiators, understairs storage cupboard, laminate floor.

## **KITCHEN/DINING ROOM**

**3.85 X 3.08 (12'6" X 10'1") (MAXIMUM)**

Window to the rear, door to the rear, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit, electric oven and gas hob, gas fired Ideal combination boiler to heat water and radiators throughout, radiator.

## **CLOAKROOM/WC**

Suite comprising low level wc, wash hand basin and radiator.

## **FIRST FLOOR**

### **LANDING**

Radiator, access to roof space area.

**BEDROOM 1 – 3.85 X 2.80 (12'6" X 9'2") –**

Window to the rear, radiator.

### **SHOWER ROOM/WC –**

Suite comprising a large shower cubicle, low level wc, wash hand basin with vanity unit over, partly tiled walls, window to the side, heated towel rail.

**BEDROOM 2 – 2.81 X 2.71 (9'2" X 8'9") –**

Window to the front, radiator, two built-in wardrobes.

## **OUTSIDE**

There are two tandem parking spaces to the side of the house, a small garden area to the front, paved patio to the rear with further lawn and shrub garden to the rear with a garden shed.

## **COUNCIL TAX**

Band B

## **EPC RATING**

Band B

## **SERVICES**

All mains services are connected.

Heating for the property is by means of a gas fired combination boiler positioned within the kitchen. The boiler heats water and radiators throughout.

## **TENURE**

The property is being sold as Freehold with vacant possession upon completion. There is a service charge for the estate management.

## **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 80% of the full market value.

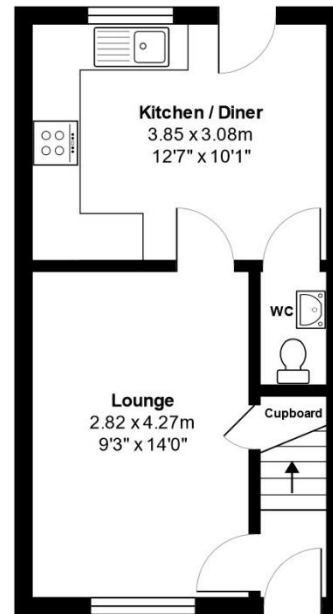
## **DIRECTIONS**

From the Spar shop, continue along Duloe Road where the new housing Estate will be found just passed the school. Liggars Drive is straight on within the development.

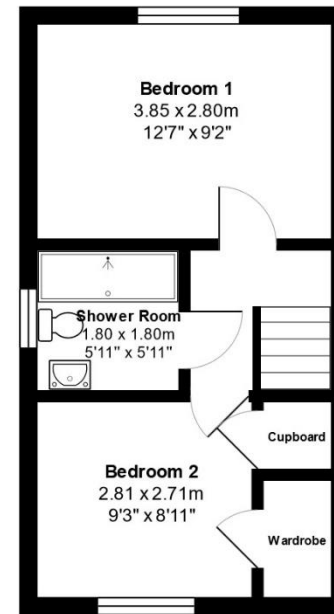
## VIEWING

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





Ground Floor



First Floor

All measurements are approximate and for display purposes only

3, Liggars Drive, Dobwalls, PL14 4FJ

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