

**15 CHRISTA COURT
UPTON CROSS
LISKEARD
PL14 5BX**



A recently redecorated semi-detached home located in a cul-de-sac on the edge of this popular village. The property has level gardens to the front and rear, a tarmac driveway and attached single garage. The property is offered for sale with no onward chain.

Price £180,000

The property is situated in an established cul-de-sac a short distance from the centre of Upton Cross adjacent to unspoilt countryside and easily accessible to 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, a parish church, village hall, 17th century public house 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 Millenium 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 MEASUREMENTS:-

Upvc front door leading into:

ENTRANCE PORCH: 3' 3" X 3' 0" (0.99M X 0.91M)

Upvc double glazed entrance door and windows, tiled floor and Upvc inner door to:

HALLWAY:

Doors to all rooms, stairs to first floor and door to understairs cupboard.

KITCHEN: 9' 3" X 6' 9" (2.82M X 2.06M)

Range of wall and floor units with working surfaces over and inset stainless steel sink unit. Space for an electric oven, pull out extractor hood, space for a fridge freezer and space and plumbing for a washing machine. Upvc window overlooking the front garden.

LOUNGE/DINER: 17' 6" X 13' 3" (5.33M X 4.04M) MAX

Stone feature fire surround, night storage heater, Upvc double glazed windows and door giving access to the rear garden.

FIRST FLOOR LANDING

Night storage heater, doors to all rooms, access to the loft, door to airing cupboard with hot water cylinder with electric immersion heater and slatted shelving, door to a further cupboard with slatted shelving.

SHOWER ROOM: 6' 9" X 6' 3" (2.06M X 1.90M)

Light and modern shower room comprising of a white suite with corner shower cubicle with electric shower, pedestal hand basin, WC, Upvc double glazed obscure window and extractor fan.

BEDROOM ONE: 10' 9" X 10' 3" (3.27M X 3.12M) MAX

Upvc double glazed window to the rear with countryside views, building wardrobes with hanging rail.

BEDROOM TWO: 10' 3" X 6' 9" (3.12M X 2.06M)

Upvc double glazed window to the rear with countryside views.

GARAGE: 17' 0" X 9' 3" (5.18M X 2.82M)

Metal up and over door, Upvc double glazed window and rear external door.

OUTSIDE:

Lawned area to the front of the property with tarmacadam driveway leading to the garage and side of the property. The rear garden is laid to lawn with a patio area, there is also a small pond with old water feature and double glazed door leading into the garage.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX BAND

B

EPC RATING

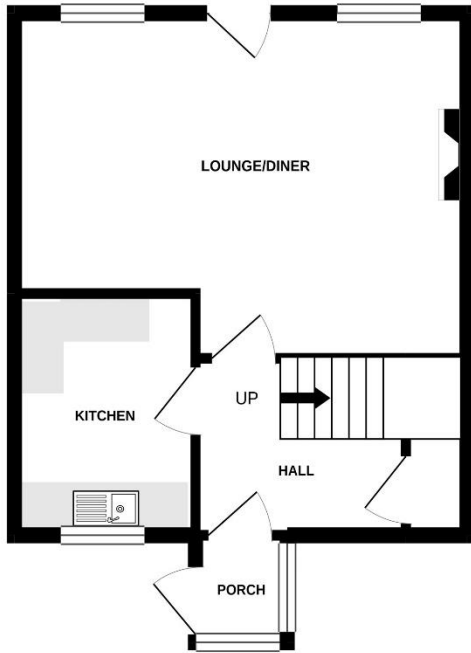
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VIEWING

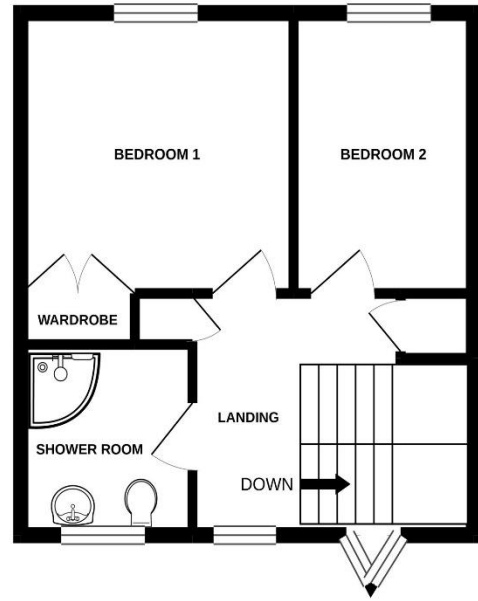
Strictly by prior appointment with the vendors agents – Jefferys 01579 342400.



GROUND FLOOR



1ST FLOOR



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		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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