

**MARUSO
TREMABE LANE
DOBWALLS
PL14 6JT**



Two bedroom semi detached bungalow situated in a quiet location within a popular village benefitting from front and rear garden, garage, parking space and in need of modernisation and updating.

Price £220,000

Dobwalls is a popular village and having a shop, village hall, local pub and is situated approximately three miles from Liskeard. Dobwalls has easy access to the A38 giving access in and around the county. Liskeard has a wide range of amenities and also mainline train station providing access to Plymouth and London Paddington. Liskeard is well placed with the popular south coast resort of Looe only being some 8 miles away with coastal walks and Bodmin Moor being easily accessible for numerous pursuits and miles of outstanding scenery.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

The property is approached over a driveway leading to the garage and the entrance of the property can be found at the side of the property.

HALLWAY

Door to built in airing cupboard with slatted shelving and immersion heater. Consumer unit. Door to:

SHOWER ROOM

6' 3" X 5' 6" (1.90M X 1.68M)

Upvc obscure double glazed window, walk in shower with screen, WC, vanity unit sink, electric towel rail.

BEDROOM ONE

12' 0" X 11' 9" (3.65M X 3.58M)

Upvc double glazed window to the front, gas heater (disconnected).

BEDROOM TWO

15' 6" X 8' 9" (4.72M X 2.66M)

Upvc double glazed window to the front, gas heater (disconnected).

LOUNGE

17' 9" X 12' 0" (5.41M X 3.65M) MAX

Upvc double glazed sliding patio doors to rear garden, gas feature fire (disconnected) with stone surround, sliding door leading into:

KITCHEN

11' 0" X 8' 9" (3.35M X 2.66M)

Range of wall and floor units with working surfaces over and inset sink unit. Space for washing machine and oven. Breakfast bar. Upvc double glazed window to rear garden and Upvc double glazed door leading to the side of the property.

GARAGE

18' 3" X 9' 9" (5.56M X 2.97M)

Metal up and over door, power and lights.

OUTSIDE

The property is situated on a lovely plot with the front garden being laid to lawn with driveway leading to the garage. To the side of the garage is a further area which currently has older shrubs and a small lawn area. To the side of the property is a patio area where a wooden shed can be found behind the garage. The patio continues to the rear of the property where the garden is mainly laid to lawn and bounded by mature shrubs. There is a small pond in the rear garden and distant country views can be seen.

SERVICES

Mains water, electricity and drainage. We understand that there is mains gas to the property however we believe the gas has been shut off outside of the property with all internal items being disconnected.

COUNCIL TAX BAND

TBC

EPC RATING

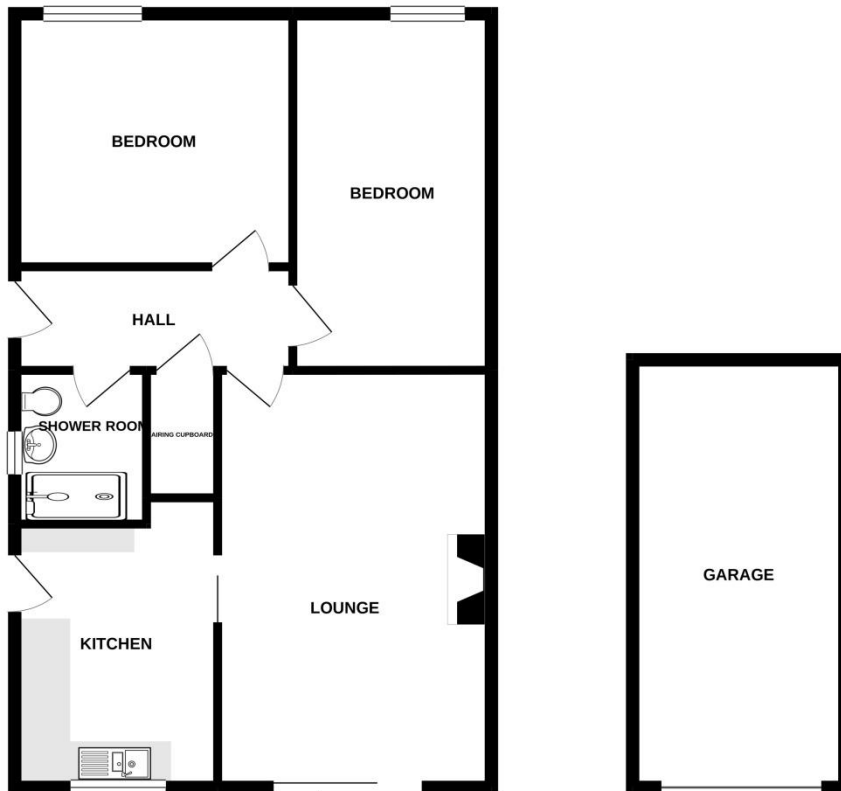
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VIEWING

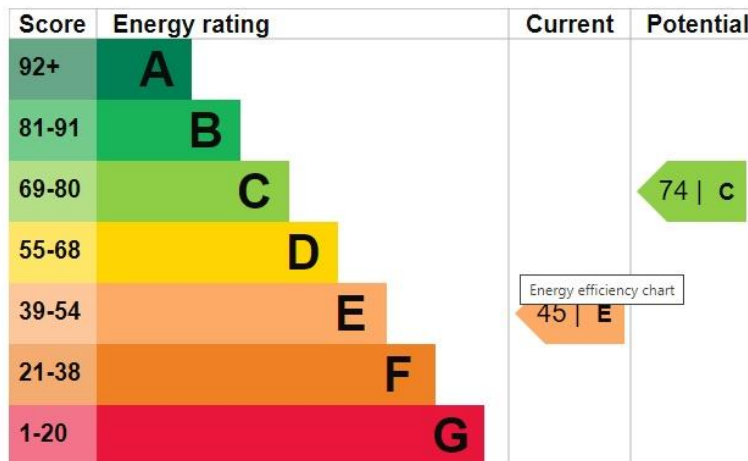
Strictly by prior appointment with the vendors agents – Jefferys 01579 342400







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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