



Bertram House
Liskeard

Jefferys ESTABLISHED 1865

Bertram House

Barras Cross

Liskeard

PL14 6BH

**Price : offers in the region of
£200,000**

A substantial detached three bedroom house on the fringes of the town affording unspoilt country views whilst being within a few minutes walk of the town centre. The well presented accommodation benefits from gas central heating and double glazing with scope for an element of modernisation. The property includes off-road parking for 2 cars and large garden bordering open fields. Suitable cash buyers only

Liskeard offers a varied shopping centre, good schooling, recreational facilities and a main-line railway station. The city of Plymouth is within commuting distance 18 miles to the east and the popular south coast resort of Looe is only 8 miles away with access to the coastal footpath and miles of outstanding scenery. This individual property occupies a prime position with excellent country views and close to a range of amenities.

This substantial detached house is well positioned within easy reach of local amenities whilst bordering fields and overlooking beautiful countryside. Built in 1930 the light and airy accommodation has gas central heating installed and double glazing but would benefit from some modernisation. There is a large garden at the rear which is suitable for cultivation or landscaping. Due to the result of a recent Mundic Test the property is not suitable for mortgage purposes.

ENTRANCE PORCH

uPVC double glazed front door with glazed side panels, half glazed inner door to :-

HALL

Radiator, under stairs cupboard, pendant light point.

DINING ROOM 12' 0" x 10' 8" (3.65m x 3.25m)

uPVC double glazed window to front and french windows giving access to the rear garden. Wall and pendant light points, ornamental fireplace with timber surround, radiator.

LOUNGE 12' 0" x 11' 9" (3.65m x 3.58m)

Ornamental fireplace incorporating electric coal effect fire. Pendant light point, tv point, radiator, uPVC double glazed windows to front and rear.

KITCHEN 9' 6" x 9' 1" (2.89m x 2.77m)

Fitted with a range of floor and wall units giving ample cupboard and drawer space with roll edged working surfaces. Stainless steel double drainer sink unit with cupboards beneath. Built-in electric cooker and gas hob, space and plumbing for washing machine, radiator, tracked spot lights. uPVC double glazed window to rear overlooking garden and two windows to side overlooking fields and fine countryside beyond.

REAR LOBBY

Radiator, pendant light point, half glazed uPVC external door and door to cloakroom.

CLOAKROOM

Low level W.C. pedestal wash basin, pendant light point, uPVC double glazed window to side, wall mounted electric heater.

FIRST FLOOR

Rise and turn staircase to first floor with uPVC double glazed window to half landing.

GALLERIED LANDING

Two pendant light points, inspection hatch to loft, cupboard housing Combi gas boiler providing central heating and hot water with slatted shelving over.

BEDROOM ONE 12' 2" x 11' 9" (3.71m x 3.58m)

Radiator, pendant light point, uPVC double glazed windows to front and rear.



BEDROOM TWO 12' 2" x 10' 7" (3.71m x 3.22m)

Radiator, pendant light point, uPVC double glazed windows to front and rear, ceiling spot lights.

BEDROOM THREE 8' 2" x 6' 3" (2.49m x 1.90m)

Radiator, pendant light point, dual aspect with uPVC double glazed windows overlooking unspoilt countryside.

BATHROOM 9' 6" x 6' 6" (2.89m x 1.98m)

Coloured suite comprising panelled bath with thermostatic shower over, pedestal wash basin and low level W.C. uPVC double glazed windows to side and rear. Part tiled walls, shaver point ,radiator and bathroom cabinet.

OUTSIDE

At the front of the house is a parking space for up to two cars and gated paths either side giving access to the rear garden. Immediately to the rear is a paved patio and lawn, a small tool shed and workshop measuring 12' 9" x 8' with electricity connected. Beyond this is a large expanse of lawn measuring approximately 90' x 40' which laid to grass with fencing on two sides and a Cornish hedge at the rear. The garden borders farm land with glorious country views enjoyed.

SERVICES

All mains services

COUNCIL TAX

Band: 'C'

EPC RATING

Band: 'C'

VIEWING

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

DIRECTIONS

From the centre of Liskeard proceed up the main street turning left into Tremeddan Lane and at the junction turn right. Continue for approximately 100 yards and Bertram House is the last property on the left hand side.



Bertram House

Approximate Gross Internal Area = 92.2 sq m / 992 sq ft

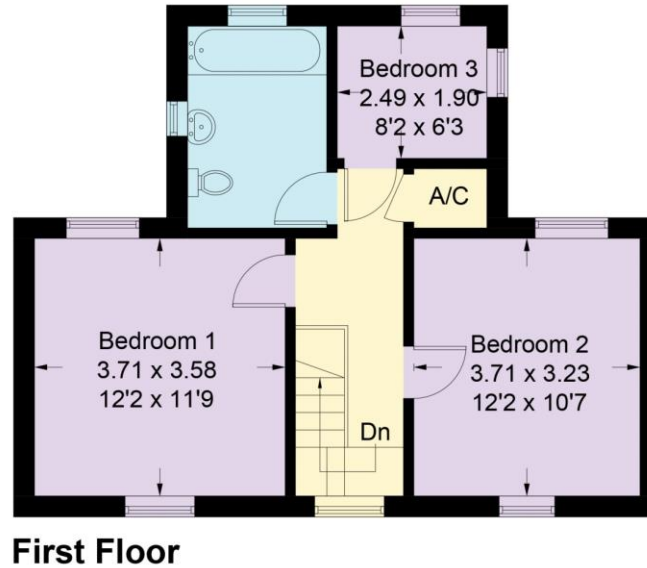
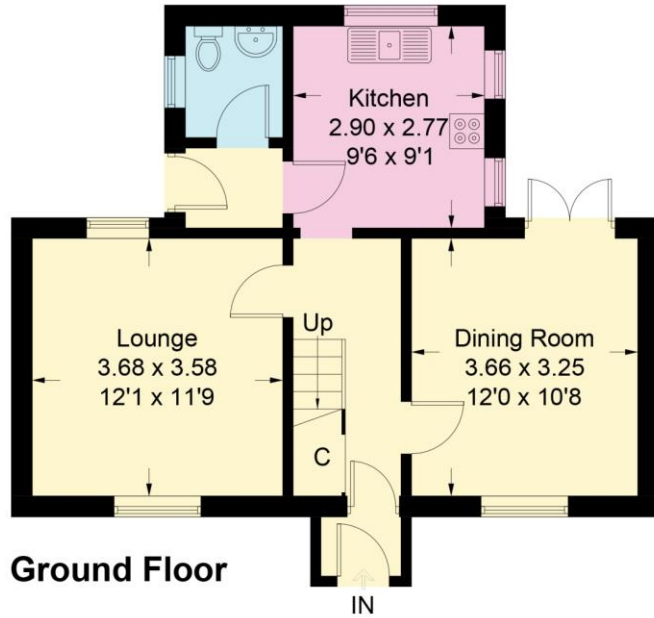


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID591326)

Energy Performance Certificate HM Government

Bertram House, Barras Cross, LISKEARD, PL14 6BH

Dwelling type: Detached house Reference number: 9138-3916-7240-5443-7960
 Date of assessment: 17 October 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 30 October 2017 Total floor area: 95 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,304
Over 3 years you could save	£ 246

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	
Heating	£ 1,833 over 3 years	£ 1,683 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 246 over 3 years </div>
Hot Water	£ 285 over 3 years	£ 189 over 3 years	
Totals	£ 2,304	£ 2,058	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-91) A		
(81-91) B		
(69-80) C	70	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 55). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 150
2 Solar water heating	£4,000 - £6,000	£ 93
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 888

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4



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