

**17 PENHALE MEADOW
ST CLEER
LISKEARD
PL14 5RR**



Two bedroom semi detached bungalow with
driveway parking and low maintenance rear
garden to include storage shed

Price £185,000

St Cleer is a popular village on the edge of Bodmin Moor and has a village hall and lovely primary school. Liskeard is the nearest town being approximately four miles away boasting various amenities, mainline train station which connects you to Plymouth and onwards to 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:-

Upvc front door leading into:

PORCH:

4' 0" X 3' 0" (1.22M X 0.91M)

Consumer unit and door leading to:

LOUNGE:

16' 3" X 11' 3" (4.95M X 3.43M) MAX

Upvc double glazed window looking to the front of the property, radiator, feature fireplace with wood surround and mantle, door to hallway and door to:

KITCHEN:

12' 6" X 8' 9" (3.81M X 2.66M) MAX

Upvc double glazed door leading to the side of the property, Upvc double glazed window looking to the front of the property, range of wall and floor units with working surfaces over and inset stainless steel sink unit. Breakfast bar, door to cupboard with slatted shelving and hot water cylinder with and immersion. Oil fired "Grandee" boiler with "Honeywell" thermostat controls, space for electric oven, fridge freezer and space and plumbing for a washing machine.

HALLWAY:

Doors to all rooms and radiator.

BATHROOM:

6' 6" X 5' 6" (1.98M X 1.68M)

White suite comprising panelled bath with electric "Triton" shower over, pedestal wash hand basin and WC. Upvc double glazed obscure glass window, radiator and access to the loft.

BEDROOM:

12' 3" X 11' 6" (3.73M X 3.50M)

Upvc double glazed window looking to the rear of the property. Radiator.

BEDROOM:

8' 9" X 8' 9" (2.66M X 2.66M)

Upvc double glazed window set up high looking to the side of the property, radiator, wooden double door opening into:

CONSERVATORY:

11' 3" X 7' 9" (3.43M X 2.36M)

Upvc double glazed windows and Upvc double glazed sliding doors to the rear garden.

OUTSIDE:

To the front of the property is a brick paved driveway for off road parking for 2/3 cars, a gate leads around to the side of the property where there are three steps and then the path continues to the rear of the property. The rear of the property is low maintenance with patio and is tiered down to the storage shed which has a new felt roof and has a Upvc double glazed door to enter. The rear garden is bounded by wood fencing making it enclosed and has mature shrubs bounding the fencing.

SERVICES

Mains water, electricity and drainage and oil.

COUNCIL TAX BAND

A

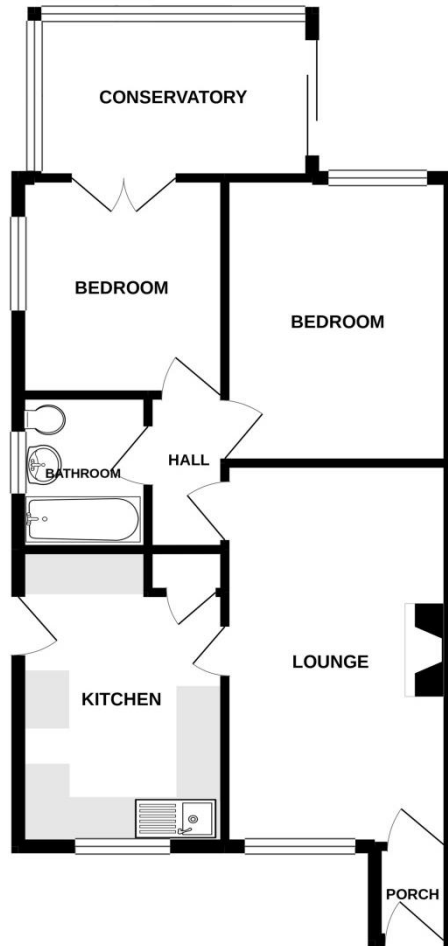
EPC RATING

D

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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