

# 29 JAGO CLOSE LISKEARD PL14 3FJ



Three bedroom well presented modern home situated within a popular location benefitting from parking, garage and rear garden.

**Price £220,000**

The property has been kept in lovely condition by the current owners and is a spacious property with versatile accommodation. The property is situated within a popular modern area being a short distance from the towns varied amenities, schooling facilities, mainline train station and is within easy access to the A38. The mainline train station 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 to:

### **HALLWAY:**

Stairs to first floor, radiator, Upvc double glazed obscure glass window to the front, consumer unit and door to:

### **CLOAKROOM:**

**6' 0" X 3' 0" (1.83M X 0.91M)**

White suite comprising WC and pedestal wash hand basin, radiator and extractor fan.

### **GARAGE:**

**16' 6" X 9' 6" (5.03M X 2.89M)  
EXCLUDING WORKBENCH AREA**

Metal up and over door, power points and light.

### **FIRST FLOOR LANDING**

Doors to kitchen and lounge, stairs to second floor and radiator.

### **KITCHEN/BREAKFAST ROOM:**

**17' 3" X 106' 0" (5.25M X 32.28M) MAX (L SHAPED)** Range of modern wall and floor units with coloured fronts and working surfaces over with inset stainless steel sink unit and drainer. Built in electric double oven, gas hob and extractor hood over. Space and plumbing for a dishwasher and space for fridge/freezer. Cupboard housing "Potterton" combi boiler. Upvc double glazed window looking to the front and Upvc double glazed patio door opening onto the Juliette balcony. Door to:

### **UTILITY ROOM:**

**6' 6" X 2' 3" (1.98M X 0.69M)**

Floor unit with coloured front and working surface over with inset circular stainless steel inset sink, radiator and space and plumbing for a washing machine.

### **LOUNGE/DINER:**

**17' 3" X 13' 0" (5.25M X 3.96M) MAX**

Upvc double glazed window overlooking rear garden, Upvc double glazed patio door opening onto rear garden, radiator and TV point.

### **SECOND FLOOR LANDING:**

Radiator, doors to all rooms. Door to storage cupboard.

### **MASTER BEDROOM:**

**10' 6" X 9' 4" (3.20M X 2.84M)**

Radiator, Upvc double glazed window looking to the front of the property, door to dressing room with hanging rail and storage. Door to:

### **ENSUITE SHOWER ROOM:**

**6' 4" X 5' 3" (1.93M X 1.60M)**

White suite comprising WC, pedestal wash hand basin, shower cubicle with shower, partly tiled walls, Upvc double glazed obscure window, heated towel rail and extractor fan.

### **BEDROOM TWO:**

**10' 0" X 9' 3" (3.05M X 2.82M)**

Upvc double glazed window to the rear, radiator and double doors opening onto built in wardrobe with hanging rail.

### **BEDROOM THREE:**

**7' 6" X 6' 6" (2.28M X 1.98M)**

Upvc double glazed window to the rear and radiator.

### **BATHROOM:**

**4' 6" X 4' 6" (1.37M X 1.37M)**

Modern white suite comprising paneled bath with electric "Mira Sport" shower and screen, WC, pedestal wash hand basin. Light tunnel offering natural light into this bathroom, extractor fan and radiator.

### **OUTSIDE**

The property is accessed by the front, along with a spacious covered car port for parking and garage door. The rear garden is enclosed and bounded by wooden fencing being mainly laid to lawn with a patio area offering a lovely seating area outside of the patio doors from the lounge/diner. To the top corner is flower bed with wooden bordering. There is a pedestrian gate offering access onto the rear walkway behind the property.

### **SERVICE CHARGE**

Please note there is a service charge within this development payable for the upkeep of communal areas within the development and is approximately £180 per annum.

### **SERVICES**

Mains water, gas, electricity and drainage.

### **COUNCIL TAX BAND**

C

### **EPC RATING**

D





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.  
 Made with Metropix ©2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	65   D
39-54	E		
21-38	F		
1-20	G		

Members of the NAEA



**St Austell**

18 Duke St, St Austell  
 PL25 5PH  
 01726 73483  
 staustell@jefferys.uk.com

**Lostwithiel**

5 Fore St, Lostwithiel  
 PL22 0BP  
 01208 872245  
 lostwithiel@jefferys.uk.com

**Liskeard**

17 Dean St, Liskeard  
 PL14 4AB  
 01579 342400  
 liskeard@jefferys.uk.com



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in Property" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.