



32 Oaklands Road, Liskeard, PL14 3TX
Guide £200.000

Jefferys ESTABLISHED 1865

32 Oaklands Road
Liskeard
Cornwall
PL14 3TX

A deceptively spacious and very well presented three-bedroom end of terrace house in sought-after residential area. The property benefits from modern uPVC double glazed windows, driveway parking and attractive rear garden, having been modernised and improved in recent years.

The property is situated in an established cul-de-sac within easy reach of Morrisons Supermarket and only a short drive away from the A38 Plymouth/Bodmin trunk road. Liskeard is a busy market town on the edge of Bodmin Moor, eight miles from the South Coast of Looe and eighteen miles west of the city of Plymouth. The town offers a varied shopping centre, commercial facilities, good schooling, a modern leisure centre and main-line railway station.

The property is located on a popular residential housing development and is very well presented throughout. To the front of the property there is a parking area for two cars and a small open plan garden whilst, to the rear, there is an attractive south facing enclosed garden with decking area and a garden shed, backing onto a woodland area.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-
Entrance Hall

Half glazed obscure uPVC entrance door, radiator, laminate flooring, understairs cupboard.

Cloakroom

White suite comprising corner wash hand basin with tiled splashback and quarter shelf above. Low-level WC. Radiator, uPVC obscure doubled glazed window, laminate flooring.

Kitchen

8'9" X 8'6" (2.67M X 2.59M)

Range of modern fitted white units with a black granite sink and drainer. Range of base cupboards and drawer units with work surfaces over and wall mounted cupboards above. Built in Bosch oven and gas hob with extractor fan over. Spaces for full height fridge/freezer, washing machine and tumble drier. Cupboard housing Worcester boiler. Tiled splashback behind sink and hob. uPVC double glazed window overlooking the front garden. Laminate flooring.

Sitting Room

15'3" X 11'3" (4.65M X 3.43M)

uPVC double glazed window overlooking the rear garden and woodland beyond. uPVC double glazed French doors to garden, understairs cupboard, radiator.

From the Entrance Hall, there are stairs leading up to:-

FIRST FLOOR

Landing

Airing cupboard with slatted shelving. Hatch to roof space.

Bedroom 1

9'3" X 8'6" (2.82M X 2.59M)

Range of fitted wardrobes with hanging rails and shelving, radiator, uPVC double glazed windows overlooking rear garden and woodland beyond.

Bedroom 2

9'0" X 8'6" (2.74M X 2.59M)

Radiator, pendant light point, uPVC double glazed window overlooking the front garden.

Bathroom

White suite comprising panelled bath, with Mira Azora electric shower over with shower screen and fully tiled walls. Low level WC, pedestal hand wash basin, with tiled splashback, shelf and windowsill. uPVC obscure double glazed window, heated towel rail, ceramic tiled flooring.

Bedroom 3/office

6'5" X 5'3" (1.96M X 1.6M)

Telephone point, radiator, uPVC double glazed window overlooking the rear garden and woodland beyond.

OUTSIDE

The property is approached via a paved path with Hebe shrub hedging and small gravelled area. Outside tap. The driveway to the front of the property provides parking for two vehicles.

Raised decking area and garden which is fully enclosed by wooden fencing and flower borders. The garden is laid to lawn with a

pathway leading to a patio area with garden shed and gateway through to the woodland beyond.

SERVICES

All mains services are connected to the property.
Average Mobile Coverage and Fibre Broadband

TENURE

The property is being sold Freehold with vacant possession upon completion.

COUNCIL TAX

Band B

EPC

Band C

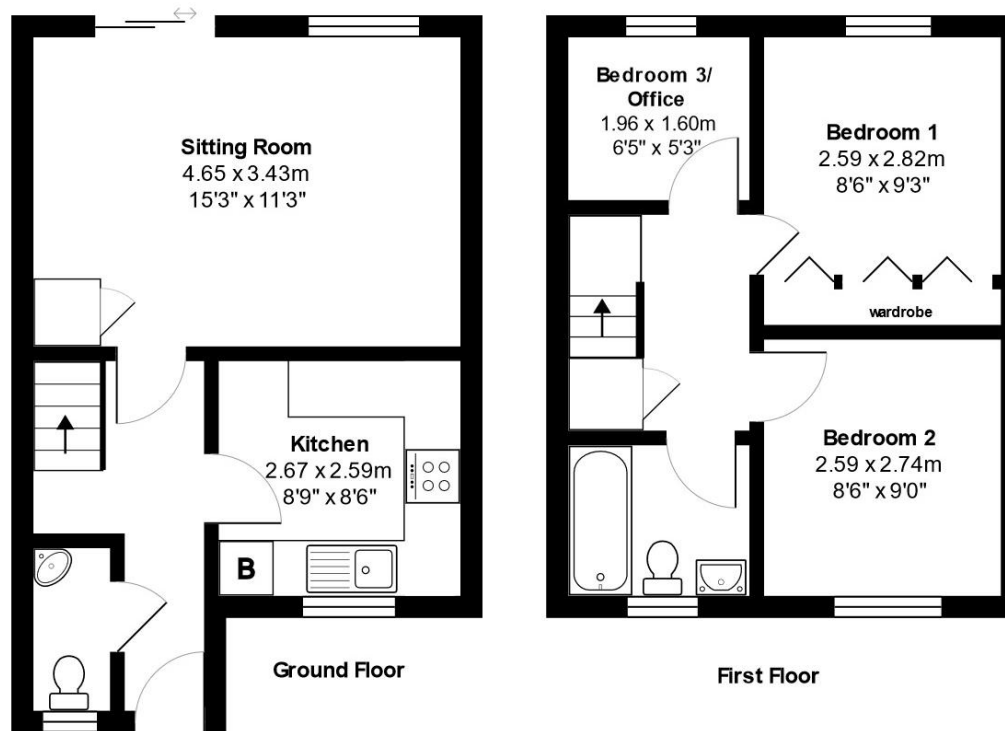
VIEWING

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

DIRECTIONS

From the town centre, take the main road towards Callington. Go past the comprehensive school on the left hand side and proceed straight through the mini roundabouts at Addington. On reaching the next main roundabout, take the second exit on the Eastern Relief Road. Take the third turning on the right into Peppers Park and turn left into Oaklands Road. No. 32 will be found, straight ahead, towards the end of the cul-de-sac.





32, Oaklands Road, Liskeard, PL14 3TX

Total Area: 57.2 m² ... 616 ft²

All measurements are approximate and for display purposes only



RICS rightmove
find your happy



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

OFFICES AT: ST. AUSTELL • LOSTWITHIEL • LISKEARD

www.jefferys.uk.com

ESTABLISHED 1865
Jefferys

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 "Property Sharing Experts" 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.