

**PENVIEW
4 HILLSIDE
EAST TAPHOUSE
PL14 4NL**



**** CASH BUYERS ONLY ****

Two bedroom detached bungalow in need of updating with driveway parking, garage and far reaching views.

Price £190,000

On the edge of this popular village this detached bungalow enjoys easy access to the A390 and is only a short drive away from the town of Liskeard. East Taphouse has a garage which has an integrated shop and post office. East Taphouse also has a village hall hosting various activities. Liskeard being the nearest town has stores including Morrisons, B&M, Aldi and Argos. Liskeard is well placed for commuting to Plymouth 18 miles and is some 8 miles from the south coast at Looe. There is a main line railway station connecting to Plymouth and onward to London (Paddington). Bodmin moor is easily accessible and plays host to numerous recreational pursuits.

Penview is only suitable to cash buyers due to the construction.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

ENTRANCE HALL

Upvc double glazed obscured glass door, Upvc double glazed window, "Haverland" electric heater, doors to all rooms and door to built in storage cupboard with hanging rail.

LOUNGE 13' 6" X 11' 4" (4.11M X 3.45M) MAX

Upvc window to front of property with country views, stone feature fireplace with inset gas fire.

BEDROOM 10' 6" X 10' 3" (3.20M X 3.12M)

Upvc window to front of property with distant moorland views, built in cupboard with hanging rail and shelf.

BEDROOM 13' 3" X 9' 3" (4.04M X 2.82M) MAX

Two Upvc double glazed windows, one high up to the side of the property and the other looking over the rear garden. Pedestal wash hand basin with tiled splashback.

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

White suite comprising of a panelled bath with tiled surround, pedestal wash hand basin and WC. Electric wall mounted heater and Upvc obscure double glazed window.

KITCHEN 13' 3" x 8' 6" (4.04m x 2.59m)

Range of cream fronted floor units with working surfaces over and inset stainless steel sink. Upvc window overlooking the rear garden, inset electric hob, space for fridge freezer and space and plumbing for a washing machine. Built in cupboard with shelving, second built in cupboard with hanging rail and third built in cupboard housing the hot water cylinder with immersion. Door to:

REAR HALL 6' 0" x 5' 0" (1.83m x 1.75m)

Upvc double glazed obscure rear door, opening to the garage and door to:

STUDY 10' 6" x 5' 0" (3.20m x 1.52m)

Upvc double glazed window to the front of the property with views.

GARAGE 18' 6" x 8' 3" (5.63m x 2.51m)

Electric up and over door, electric and lights laid on and Upvc double glazed window to the rear.

OUTSIDE

The property is approached over a tarmac driveway giving parking in front of the garage. A ramp leads up to the front door. The front garden is mainly laid to lawn and is boarded by mature hedging and shrubs. A pedestrian path leads around the side of the property where a pedestrian path leads to the side of the property onto the pavement, this area is mainly laid to chippings for ease and low maintenance. Following the path around to the rear of the property, there are some steps leading up to a raised low maintenance patio area where there a washing line and greenhouse in situ. There are mature hydrangeas bordering the raised level.

PLEASE NOTE

The property is of a non-standard construction and is available to cash buyers only. For further information, please contact our office.

SERVICES

Mains water, electricity, drainage and gas.

COUNCIL TAX BAND

B

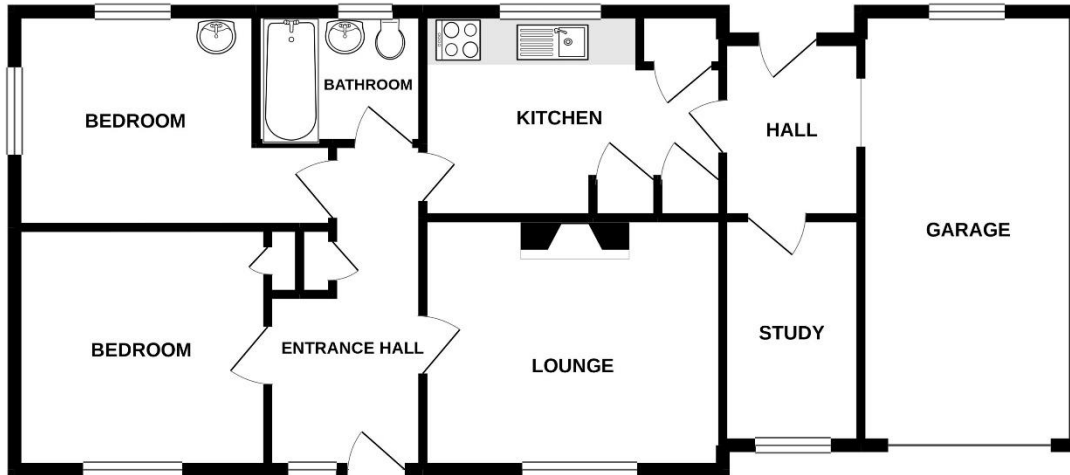
EPC RATING

F

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		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

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