

21a Fore Street, Liskeard, PL14 3JA £110,000











# FIRST-FLOOR LANDING

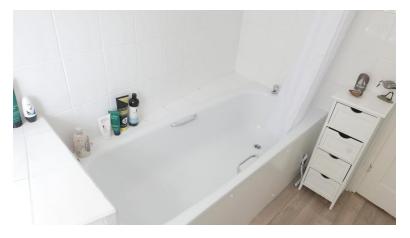
The property can be approached via a front door leading to a lobby hall, further door offers access to the staircase with wall-mounted radiator, light point and single glazed window with handrails offering access to the first-floor landing. Ceiling-mounted light point and door offers access to walk-in cupboard space offering extra storage

# LOUNGE

15' 3" x 10' (4.65m x 3.05m) From the first-floor landing, door offers access to the sitting room. Sash window with wide sill, telephone point, wall-mounted radiator, two wall-mounted light points, access to loft space, ceiling-mounted cluster of two downlights

# KITCHEN/DINER

14' 9" x 8' 6" (4.5m x 2.59m) From the lounge, small staircase offers access to the kitchen/dining room. Single glazed windows, wide tiled sill, work surfaces incorporating matching low-level and eye-level units offering cupboard and drawer space, wall-mounted radiator, space and plumbing for washing machine, single bowl/drainer stainless steel sink unit with mixer tap, partially tiled walls, built-in Beko single oven and four ring ceramic hob, stainless steel cooker hood with fan and light over, wall-mounted consumer unit, ceiling-mounted cluster of three downlights









#### BATHROOM

7' 7" x 6' 7" (2.31m x 2.01m) From the first-floor landing, door offers access to the bathroom.

Obscure glazed sash window, matching suite comprising of panel enclosed bath with tiled sill and shower rail/curtain, Triton shower controls and attachments over, low-level WC, vanity unit incorporating wash hand basin with cupboard space under, partially tiled walls in a matching design, wall-mounted radiator, ceiling-mounted light point

## SECOND-FLOOR LANDING

From the first-floor landing, staircase with wall-mounted handrail offers access to the second-floor landing. Ceiling-mounted pendant light point, access to storage space

#### **BEDROOM ONE**

11'  $8" \times 11' 7"$  (3.56m x 3.53m) From the second-floor landing, door offers access to bedroom one. Sash window, wall-mounted radiator, access to loft space

## **BEDROOM TWO**

10' 9" x 9' 3" (3.28m x 2.82m) From the second-floor landing, door offers access to bedroom two. Double glazed window with further small double glazed window, wall-mounted radiator, built-in cupboard space with shelf storage and access to Worcester combi boiler, ceiling-mounted light point, and cupboard offers access to eaves storage space

There is room to store a couple of bicycles on the ground-floor and also an outside tap

#### LEASEHOLD DETAILS

Length of lease is 125 years commencing from 1st January 2017

Ground rent £200 PA Insurance £122.01 PA Management charge £16.10 PA

Total yearly charges equates to £338.11

The property is currently rented out on a shorthold tenancy

VIEWINGS ARE HIGHLY RECOMMENDED





