



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



Trowbridge's
ESTATE & LETTINGS





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/drainers 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" x 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





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |