



1 Scawns Cottage,  
Liskeard,  
PL14 3RA  
**£1,000 pcm**



**Trowbridge's**  
ESTATE & LETTINGS





Trowbridges Estate and Lettings are pleased to offer this three-bedroom, mid-terrace cottage located in the popular village of Menheniot and offering an entrance hall, sitting room, newly fitted kitchen, first-floor landing, three bedrooms, newly fitted bathroom, garden and courtyard garden, double glazed windows/doors, gas fired central heating

#### ENTRANCE HALL

The property can be approached via a double glazed door with an obscure glazed, double glazed window that offers access to the entrance hall. Staircase with wall-mounted handrail leads to the first-floor landing



#### SITTING ROOM

17' x 12' (5.18m x 3.66m) From the entrance hall, door offers access to the sitting room. Front aspect double glazed window, wall-mounted double panel radiator, further wall-mounted single panel radiator, rear aspect double glazed window overlooking the courtyard garden, TV aerial connection lead, ornamental fireplace with hearth, beams to ceiling, ceiling-mounted downlights

#### KITCHEN

13' x 9' (3.96m x 2.74m) From the sitting room, door with glazed panel windows offers access to the newly fitted kitchen. Side aspect double glazed window with tiled sill and overlooking courtyard garden, tiled



floor, roll edge work surfaces incorporating matching low-level and eye-level units with underlighting offering cupboard and drawer space, stainless steel sink unit with mixer tap, built-in single electric over, built-in cooker hood with fan and light over, cooker point, ceiling-mounted downlights, access to loft space, wall-mounted double panel radiator, double glazed stable door offers access to the courtyard garden, space and plumbing for dishwasher and washing machine

#### FIRST-FLOOR LANDING

To the first-floor landing, there is a double glazed window overlooking the rear with door offering access to the boiler cupboard, wall-mounted boiler and slatted shelving, two ceiling-mounted light points, front aspect double glazed window, wall-mounted single panel radiator



#### BATHROOM

8' x 5' (2.44m x 1.52m) From the first-floor landing, door offers access to the newly fitted bathroom. Rear aspect obscure glazed, double glazed window, wall-mounted heated towel rail, panel enclosed bath with shower controls over, vanity unit incorporating wash hand basin with mixer tap and cupboard space under, wall mounted mirror with light/shaver point, low-level WC, wall-mounted light point

#### BEDROOM TWO

11' x 9' (3.35m x 2.74m) From the first-floor landing, door offers access to bedroom two. Rear aspect double glazed window, wall-mounted double panel radiator, ceiling-mounted pendant light point



#### BEDROOM THREE

15' x 6' (4.57m x 1.83m) From the first-floor landing, door offers access to bedroom three. Two front aspect double glazed windows, wall-mounted double panel radiator, two ceiling-mounted pendant light points, stunning views over the front garden area and fields beyond

#### BEDROOM ONE

18' x 18' (5.49m x 5.49m) From the first-floor landing, staircase with wall-mounted handrail and ceiling-mounted light point to the second-floor landing offers access to bedroom one. Rear and front aspect double glazed Velux windows with stunning views, dark wood beams to ceiling, built-in wardrobe offering cloaks hanging space and shelf storage, wall-mounted double panel radiator, access to eave storage space, TV aerial connection lead, ceiling-mounted downlights, access to loft space



#### OUTSIDE SPACE

To the front elevation, there is a garden area with a driveway offering parking for two vehicles, further shaped lawns, rockery feature, natural hedging,



outside security light

To the side elevation, there is a covered walkway with a bolted gate which offers access to the paved courtyard garden, further security light, barbeque area, low-level fence, further storage behind the kitchen extension

VIEWINGS ARE HIGHLY RECOMMENDED

