



Plymouth Road,  
Liskeard,  
PL14 3PB  
£210,000



**Trowbridge's**  
ESTATE & LETTINGS





#### INTRODUCTION

Trowbridge's Estate and Lettings are pleased to offer the two bedroom character cottage built in the Victorian era and located close to Goldenbank Nurseries and within walking distance of shops, supermarkets, schools and more. The property offers an entrance hall, sitting room with multi-fuel burner, separate dining room, kitchen with further utility area, first-floor landing, two double bedrooms, family shower room, separate cloak room, double glazed windows and doors, gas fired central heating, off-road parking, courtyard style front and side garden



#### ENTRANCE HALL

The property can be approached via a cobbled driveway offering access to an obscure glazed, double glazed front door and in turn offering access to the entrance hall. Attractive tiled floor, stair case with wall-mounted handrail offers access to the first-floor landing, ceiling-mounted light point

#### DINING ROOM

12' x 10' 6" (3.66m x 3.2m) From the entrance hall, glazed panel door offers access to the dining room. Front aspect double glazed window with wide pine sill, further rear aspect obscure glazed, double glazed window with wide pine sill, wall-mounted double panel radiator with thermostat control, pine fire surround with slate hearth incorporating electric



freestanding fire, ceiling-mounted beams, ceiling-mounted light point

#### SITTING ROOM

11' 10" x 11' 9" (3.61m x 3.58m) From the entrance hall, there is access to the sitting room. Front aspect double glazed window with wide pine sill, rear aspect obscure glazed, double glazed window, feature pine fireplace incorporating slate hearth and multi-fuel burner and clome oven, telephone point, TV aerial point, dark wood beams to ceiling, ceiling-mounted light point, wall-mounted double panel radiator



#### KITCHEN

12' x 7' 3" (3.66m x 2.21m) From the sitting room, door with obscure glazed window offers access to the kitchen. Tiled floor, roll edge work surfaces incorporating matching low-level and eye-level units offering cupboard space, drawer space and including a pull out larder, wall-mounted Worcester combi boiler, wall-mounted double panel radiator, space/plumbing for washing machine, built-in Neff double oven, pine cupboard offering access to the consumer unit/electric meter, ceiling-mounted cluster of four downlights, single bowl/drain sink unit with mixer tap, partially tiled walls in a matching design



#### UTILITY ROOM

From the kitchen, door offers access to the utility room. Space for fridge-freezer, slate floor, space for tumble dryer, ceiling-mounted strip light, timber door offers access to the front elevation and cobbled driveway

#### FIRST-FLOOR LANDING

From the entrance hall, stair case with wall-mounted handrail offers access to the first-floor landing. Wall-mounted radiator with thermostat control, rear aspect double glazed window with wide sill, cloaks hanging space, two ceiling-mounted light points, access to loft space

#### BEDROOM ONE

12' 4" x 11' 9" (3.76m x 3.58m) From the first-floor landing, door offers access to bedroom one. Front aspect double glazed window with window seat, wall-mounted radiator, built-in double door wardrobe with cloaks hanging space and shelf storage, ceiling-mounted pendant light point



#### BEDROOM TWO

10' 9" x 9' 1" (3.28m x 2.77m) From the first-floor landing, door offers access to bedroom two. Front aspect double glazed window with window seat, wall-mounted radiator, ceiling-mounted pendant light point

#### CLOAKROOM

From the first-floor landing, door offers access to the

cloakroom. Side aspect obscure glazed, double glazed window, low-level WC, wash hand basin with hot and cold tap, splash back tiles, ceiling-mounted light point

#### FAMILY SHOWER ROOM

From the first-floor landing, door with obscure glazed window, offers access to the family shower room. Side aspect obscure glazed, double glazed window, wall-mounted double panel radiator, fully enclosed shower cubicle, Mira shower controls with attachment, tiled walls, pedestal wash hand basin, tiled sill, door offers access to the airing cupboard with slatted shelf storage and radiator, wall-mounted vent, ceiling-mounted light point

#### OUTSIDE SPACE

To the front elevation, two wrought iron gates offer access to a cobbled driveway and cobbled courtyard area with outside electric meter cupboard, shingle garden area with seat and mature shrubs, Cornish stone wall. The remainder of the front elevation is a cobbled area with timber panel shed and a further small cobbled courtyard with gas meter cupboard and outside tap, timber panel fences to alternate boundaries

#### VIEWINGS ARE HIGHLY RECOMMENDED

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		