



Tremar Close,  
Liskeard,  
PL14 5HT  
£325,000



**Trowbridge's**  
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are pleased to offer this detached two-bedroom bungalow. The property also offers planning permission for a two-bedroom detached bungalow to the rear of the property with plans available to view for those wishing to view Delvana – the plot cannot be sold separately.

The property is located in the popular village of Tremar, close to Bodmin Moor, Horizon Farm Shop/café and a regular bus service. The property offers an entrance porch, entrance hall, kitchen, breakfast room, lounge/dining room, two double bedrooms, family shower room, propane gas heating, combi-boiler, double glazed windows and doors, mature front and rear garden.

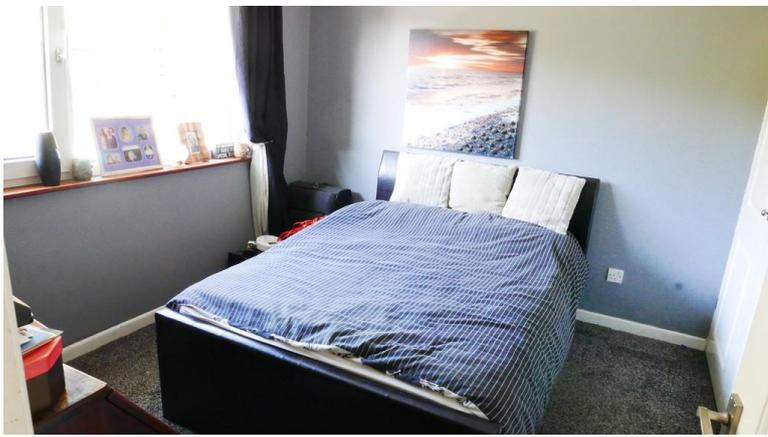


#### ENTRANCE PORCH

The property can be approached via double glazed, obscure glazed door with matching windows overlooking front garden, ceiling-mounted light point

#### ENTRANCE HALL

From the entrance porch, obscure glazed panel door offers access to the entrance hall. Wall-mounted radiator, telephone point, ceiling-mounted pendant light point, door offers access to cupboard space with wall-mounted Worcester combi boiler, cloaks hanging space and floor storage



#### LOUNGE

14' 6" x 11' 9" (4.42m x 3.58m) From the entrance hall, door offers access to the lounge. Front aspect double glazed windows affording views over mature front garden and open countryside beyond, multi-fuel burner with hearth, TV aerial connection point, ceiling-mounted light point, wall-mounted radiator with thermostat control

#### KITCHEN/BREAKFAST ROOM

11' 9" x 10' 9" (3.58m x 3.28m) From the entrance hall, door offers access to the kitchen/breakfast room. Front aspect double glazed window overlooking mature front garden and affording views of open countryside beyond, further side aspect double glazed window, roll edge work surfaces incorporating matching low-level and eye-level units offering cupboard and drawer space, single bowl/drain stainless steel sink unit with mixer tap, space for electric cooker with cooker hood with fan and light over, space and plumbing for washing machine, space for freezer, splash back tiles in a matching design, space for table and chairs, wall-mounted radiator with thermostat control, ceiling-mounted downlights



#### BEDROOM ONE

11' 9" x 11' (3.58m x 3.35m) From the entrance hall, door offers access to bedroom one. Rear aspect double glazed window overlooking patio and mature rear garden, wall-mounted radiator with thermostat control, ceiling-mounted cluster of three downlights, TV aerial connection point



#### BEDROOM TWO

10' 4" x 9' 9" (3.15m x 2.97m) From the entrance hall, door offers access to bedroom two. Rear aspect double glazed window overlooking mature rear garden, wall-mounted radiator with thermostat control, double-door wardrobe offering cloaks hanging space and shelf storage, ceiling-mounted cluster of three downlights

#### FAMILY SHOWER ROOM

7' 1" x 5' 5" (2.16m x 1.65m) From the entrance hall, door offers access to the family shower room. Rear aspect obscure glazed, double glazed window with roll edge sill, matching suite comprising of low-level WC, pedestal wash hand basin with mixer tap, shower cubicle with Bristan Smile shower controls and attachment, tiled walls in a matching design from floor to ceiling height, ceiling-mounted vent and ceiling-mounted light point



#### FRONT AND REAR GARDENS

To the front elevation, wrought iron gateway offers access to the driveway which in turn offers access to a parking area. The remainder of the front garden is



laid to a shaped lawn, mature flower and shrub borders with a variety of evergreens, shrubs and flowers, low-level walls to boundaries, outside tap, outside light point

To the side elevation, there is a further natural boundary and access to rear garden, to the alternate elevation, there is a driveway leading to the rear garden.

To the rear elevation, the bungalow has a paved patio abutting the property, mature garden with greenhouse

UPVC barge boards and soffits

The asking price also includes access to a plot with planning permission for a two-bedroom detached bungalow. The boundaries all have natural hedging and timber panel fence to alternate boundary

PLEASE NOTE THIS LISTING IS FOR THE TWO BEDROOM BUNGALOW AND A PLOT FOR A FURTHER TWO BEDROOM BUNGLO

VIEWINGS ARE HIGHLY RECOMMENDED



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63   D
39-54	E		
21-38	F	27   F	
1-20	G		