



19 Manor Park,
Liskeard,
PL14 4PT
£1,300 pcm



Trowbridge's
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are pleased to offer this detached, four/five bedroom house located in a cul-de-sac position in Duloe and offering an entrance hall, bedroom five/study, lounge with balcony overlooking open countryside, separate dining room, kitchen, utility room, garage, ground-floor cloakroom, to the lower ground-floor there is a hall, four bedrooms, family bathroom/shower room, front garden, driveway offering off-road parking, rear garden with greenhouse and shed, double glazed windows/doors, gas fired central heating

ENTRANCE HALL

11' 6" x 7' 1" (3.51m x 2.16m) The property can be approached via a double glazed front door with double glazed matching windows offering access to the entrance hall. Access to loft space, ceiling-mounted pendant light point, spindle turn balustrade feature

STUDY/BEDROOM FIVE

10' x 9' 4" (3.05m x 2.84m) From the entrance hall, door offers access to the study/bedroom five. Front aspect double glazed window, wall-mounted radiator, wall-mounted light point, Openreach telephone point, TV aerial connection point

LOUNGE

18' x 14' 7" (5.49m x 4.44m) From the entrance hall,



door offers access to the lounge. Feature fireplace, TV aerial connection lead, wall-mounted radiator, wall-mounted light points, ceiling-mounted light point

DINING ROOM

8' 9" x 8' 9" (2.67m x 2.67m) From the lounge, archway offers access to the dining room. Wall-mounted radiator, ceiling-mounted light point

Two double glazed patio style sliding doors offers access from both the lounge and dining room to the balcony with railing feature and overlooking the open countryside



KITCHEN

15' 2" x 9' (4.62m x 2.74m) Roll edge work surfaces incorporating matching low-level and eye-level units offering cupboard and drawer space, display cabinets, built-in double oven, four ring Neff gas hob, stainless steel cooker hood with fan/light over, built-in dishwasher, partially tiled walls in a matching design, one and a quarter bowl/drainers stainless steel sink unit with mixer tap, wall-mounted radiator, ceiling-mounted downlights

INNER HALL

8' 4" x 4' 6" (2.54m x 1.37m) From the kitchen, door offers access to an inner hall with further cupboard space, cloaks hanging space, and ceiling-mounted strip light



UTILITY ROOM

8' 10" x 8' 2" (2.69m x 2.49m) From the inner hall, door offers access to the utility room. Rear aspect double glazed window, roll edge work surfaces incorporating low-level units offering cupboard space, space for fridge-freezer, Hotpoint washing machine, Philco fridge, ceiling-mounted strip light, wall-mounted Worcester combi boiler

GROUND-FLOOR CLOAKROOM

From the utility room, door offers access to the ground-floor cloakroom. Low-level WC, wash hand basin, mirror fronted medicine cabinet, shelf storage space, partially tiled walls, ceiling-mounted light point



GARAGE

10' 10" x 8' 6" (3.3m x 2.59m) From the inner hall, door offers access to a small garage. Work bench, wall-mounted consumer unit, ceiling-mounted strip light, access to loft space, up and over door offers access to the driveway and outside

LOWER GROUND-FLOOR HALL

14' 10" x 10' 7" (4.52m x 3.23m) Stair case with spindle turn balustrade feature offers access to the lower ground-floor hall. Door offers access to cupboard space with cloaks hanging space, further



door offers access to walk-in cupboard with slatted shelving, further door offers access to under stair cupboard storage space, ceiling-mounted downlights, door offers access to the side elevation, front and rear gardens

BEDROOM ONE

13' 6" x 12' 1" (4.11m x 3.68m) From the lower ground-floor, door offers access to bedroom one. Rear aspect double glazed window overlooking rear garden, wall-mounted radiator, built-in cupboard space offering cloaks hanging space, further double door cupboard offering cloaks hanging space and shelf storage, ceiling-mounted pendant light point, telephone point



BEDROOM TWO

14' 2" x 10' 6" (4.32m x 3.2m) From the lower ground-floor, door offers access to bedroom two. Side aspect double glazed window, further double door wardrobe offering cloaks hanging space and shelf storage, ceiling-mounted pendant light point, TV aerial connection point

BEDROOM THREE

12' 3" x 9' 1" (3.73m x 2.77m) From the lower ground-floor, door offers access to bedroom three. Rear aspect double glazed window overlooking the rear garden, wall-mounted radiator, ceiling-mounted pendant light point, freestanding wardrobes



BEDROOM FOUR

9' 3" x 8' 3" (2.82m x 2.51m) From the lower ground-floor, door offers access to bedroom four. Rear aspect double glazed window overlooking rear garden, wall-mounted radiator, ceiling-mounted pendant light point

FAMILY BATHROOM/SHOWER ROOM

11' 2" x 8' 3" (3.4m x 2.51m) From the lower ground-floor, door offers access to the family bathroom/shower room. Double glazed window, matching suite comprising of low-level WC, vanity unit with wash hand basin, roll edge work surface with cupboard space under, panel enclosed corner bath with mixer tap and shower attachment, shower cubicle with shower attachment, vent, wall-mounted radiator, wall-mounted mirror fronted medicine cabinet, two vents, tiled walls from floor to ceiling height, ceiling-mounted cluster of three downlights



OUTSIDE SPACE

To the front elevation there is a driveway offering off-road parking, the garden consists of a shaped lawn, mature shrubs and flower borders, wrought iron gateway from the front elevation with stepway offers access to the rear garden with shaped lawns, greenhouse, shed, pathway, fish pond and a selection of mature shrubs and border plants,



covered veranda sits underneath the balcony

VIEWINGS ARE HIGHLY RECOMMENDED AND IS AVAILABLE ONCE ALL CREDIT CHECKS HAVE BEEN COMPLETED AND PASS





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		