



7 Wadham Road,  
Liskeard,  
PL14 3BD  
**£1,450 pcm**



**Trowbridge's**  
ESTATE & LETTINGS







Trowbridge's Estate and Lettings are pleased to offer this four bedroom detached bungalow located on a large plot affording views over open countryside and located in a cul-de-sac location within walking distance of local bus services and amenities. The property offers an entrance hall, lounge with feature fireplace, dining room, kitchen with fitted appliances, family bathroom, four double bedrooms, laundry room, carport, double glazed windows/doors, gas fired central heating, front, side and rear gardens, driveway offering parking for a number of vehicles, garden shed for storage and small pond

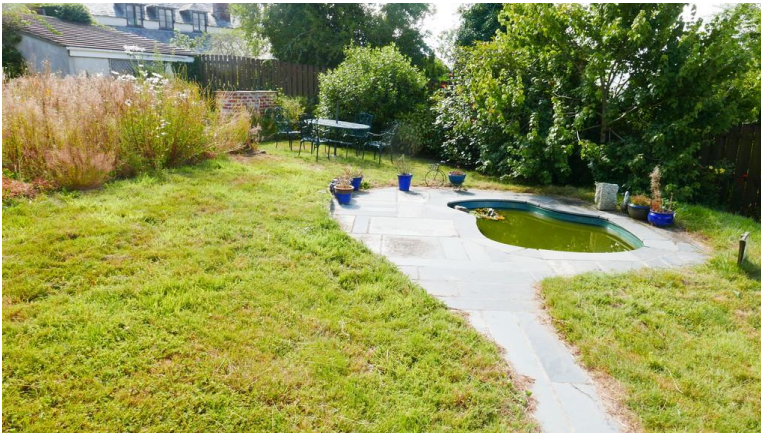
Stunning views over the viaduct and open countryside beyond



#### ENTRANCE HALL

10' 1" x 5' (3.07m x 1.52m) The property can be approached via an obscure glazed, double glazed door with matching obscure glazed front aspect window offers access to the entrance hall. Wall-mounted radiator with radiator cover, ceiling-mounted pendant light point, double opening doors offers access to the boiler cupboard with Worcester combi boiler, cloaks hanging space and shelf storage, internal glazed panel feature offering borrowed light from the lounge





#### LOUNGE

22' 6" x 11' 3" (6.86m x 3.43m) From the entrance hall, door offers access to the lounge. Front aspect double glazed window, wall-mounted radiator with radiator cover, four wall-mounted light points, feature stone and slate fireplace incorporating hearth, small log store and grate, TV connection point, double glazed sliding doors offers access to the rear patio, large square archway offers access to the dining room

#### DINING ROOM

20' 4" x 9' (6.2m x 2.74m) From the lounge, large square archway offers access to the dining room. Wall-mounted radiator with radiator cover, double glazed windows offer views over rear garden and patio, further rear aspect offers views over rear garden, viaduct and countryside beyond, two ceiling-mounted light points



#### BEDROOM THREE

10' 9" x 8' 9" (3.28m x 2.67m) From the dining room, door offers access to bedroom three. Rear aspect double glazed window with views over viaduct and open countryside beyond, wall-mounted radiator under with radiator cover, ceiling-mounted pendant light point

#### KITCHEN

13' 3" x 8' 9" (4.04m x 2.67m) From the dining room, there is open access to the kitchen. Polished tiled floor, roll edge work surfaces incorporating matching low-level and eye-level soft close units offering cupboard and drawer space, built-in Bosch dishwasher, built-in Neff double oven with storage space under, Panasonic four ring hob with splash back, Zanussi stainless steel cooker hood with fan/light over, wine rack, splash back complimenting work surfaces, one and a quarter bowl/drainer stainless steel sink unit with mixer tap, built-in refrigerator, side and rear aspect double glazed windows, TV aerial connection point, two ceiling-mounted cluster of four downlights, further breakfast bar complimenting kitchen units and further set of three kitchen units complimenting kitchen units, dimmer switches, door with obscure glazed panel window offers access to the carport and laundry room



#### BATHROOM

8' 6" x 6' 8" (2.59m x 2.03m) From the entrance hall, door offers access to the family bathroom. Front aspect obscure glazed, double glazed window with tiled sill, tiled floors and walls from floor to ceiling height in a matching design, panel enclosed bath with matching tiled panel, wall-mounted shower controls and attachment over with shower screen, low-level WC, wash hand basin with wall-mounted glass shelf and mirror, wall-mounted heated towel





rail, ceiling-mounted cluster of four lights, ceiling-mounted vent

#### BEDROOM ONE

12' 9" x 12' 9" (3.89m x 3.89m) From entrance hall, door offers access to master bedroom one. Two rear aspect double glazed windows overlooking the rear garden and open countryside beyond, wall-mounted radiator with radiator cover, ceiling-mounted light point, TV aerial connection lead

#### BEDROOM TWO

11' 9" x 8' 9" (3.58m x 2.67m) From the entrance hall, door offers access to bedroom two. Front aspect double glazed window, wall-mounted radiator under with radiator cover, door offers access to built-in wardrobe with cloaks hanging space and box storage over, ceiling-mounted pendant light point



#### BEDROOM FOUR

9' 6" x 7' 9" (2.9m x 2.36m) From the entrance hall, door offers access to bedroom four. Rear aspect double glazed window overlooking the rear garden and open countryside beyond, wall-mounted radiator with radiator cover, built-in double wardrobe with cloaks hanging space and box storage over, ceiling-mounted pendant light point

#### CARPORT

14' 6" x 9' 2" (4.42m x 2.79m) Carport with wall-mounted light point and glazed panel window with UPVC barge boards and ceiling



#### LAUNDRY ROOM

9' 4" x 8' 6" (2.84m x 2.59m) From the carport, door offers access to the laundry room. Storage area, access to electric/gas meters and consumer unit, space for fridge-freezer, space/plumbing for washing machine, shelf storage space, door offers access to further cupboard space, ceiling-mounted pendant light point and strip light, access to loft space

#### GARDENS

To the front of the property, there is a wide tarmac pathway abutting the property, outside light point, further lawn area, fruit trees, mature shrubs and plants, laurel hedge, natural hedge to boundary

To the side of the property, there is a further lawn area, natural wildlife garden, timber panel fence to boundary, brick-built BBQ with paved patio, further mature shrubs and small trees, pond with paving surround



The rear garden is laid to lawn with shrub border incorporating shrubs, plants and small trees, further timber fence and laurel hedge to boundary, paved patio abutting the property with outside light, UPVC





barge boards and soffits, the garden has stunning views over the viaduct and open countryside beyond

THE PROPERTY STANDS ON A GOOD SIZE PLOT, AND IS FULLY DETACHED

VIEWINGS ARE HIGHLY RECOMMENDED





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