



Callington Road,  
Liskeard,  
PL14 3HD  
£650 pcm



**Trowbridge's**  
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are pleased to offer this one double bed roomed first floor apartment located in Addington and close to bus services, doctor surgeries, dentists and local amenities. The property offers an entrance hall, kitchen/breakfast room, family bathroom, lounge/dining room, double bedroom with built-in wardrobe, parking space, double glazed windows/doors, electric night storage heaters

#### ENRRTANCE HALL

The property can be approached via a staircase, leading to a landing with obscure glazed, double glazed door with outside light and meter cupboard, offers access to the entrance hall. Door offers access to consumer unit, and further door offers access to the airing cupboard with factory lagged tank, two immersion heaters, slatted shelves, obscure glazed, double glazed window, tiled and carpet floor, wall-mounted night storage heater, two ceiling-mounted pendant light points, access to loft space

#### KITCHEN/BREAKFAST ROOM

10' 9" x 8' (3.28m x 2.44m) From the entrance hall, door offers access to the kitchen/breakfast room. 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, wall-mounted night storage heater, Beko double over with electric hob and cooker hood with fan/light over, splash back tiles, cooker point, space for fridge-freezer, tiled floor, ceiling-mounted strip lights

#### FAMILY BATHROOM

7' 3" x 5' 6" (2.21m x 1.68m) From the entrance hall, door offers access to the family bathroom. Obscure glazed, double glazed window, panel enclosed bath with tiled walls, Mira Sprint shower controls and shower rail/curtain over, wall-mounted heated towel rail, low-level WC, pedestal wash hand basin with splash back tiles, wall-mounted mirror, cloaks hanging space, ceiling-mounted vent, ceiling-mounted light point, tiled floor

#### LOUNGE/DINING ROOM

13' 3" x 12' 9" (4.04m x 3.89m) From the entrance hall, door offers access to the lounge/dining room. Double glazed window, wall-mounted night storage heater, Openreach master socket, TV aerial connection point, ceiling-mounted pendant light point

#### DOUBLE BEDROOM

11' 7" x 9' 7" (3.53m x 2.92m) From the entrance hall, door offers access to bedroom one. Obscure glazed, double glazed window, wall-mounted night storage heater, double-door wardrobe offering cloaks hanging space and shelf storage, ceiling-mounted pendant light point

PARKING SPACE FOR ONE CAR

VIEWINGS ARE HIGHLY RECOMMENDED

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		