



3 Moorland Close,  
Liskeard,  
PL14 3TW  
**£205,000**



**Trowbridge's**  
ESTATE & LETTINGS





Trowbridges Estate and Lettings are pleased to offer this one bedroom, semi detached bungalow located in the popular area of Moorland View and within walking distance of Liskeard with its local bus service, mainline railway and local amenities. The property offers an entrance lobby hall, entrance hall, lounge, kitchen/breakfast room, double bedroom, bathroom, double glazed windows/doors, gas fired central heating via radiators, parking to the front elevation, front, side and rear gardens

#### LOBBY HALL

The property can be approached via a double glazed door offering access to a lobby hall. Ceiling-mounted light point, front aspect double glazed window

#### ENTRANCE HALL

5' 3" x 2' 6" (1.6m x 0.76m) From the lobby hall, obscure glazed, double glazed door offers access to the entrance hall. Ceiling-mounted light point, wall-mounted radiator with thermostat control, telephone point, door with vent offers access to the boiler cupboard, with wall-mounted combi boiler, slatted shelving, factory lagged tank with immersion heater

#### BATHROOM

6' 1" x 5' 1" (1.85m x 1.55m) From the entrance hall, door offers access to the bathroom. Side aspect obscure glazed, doubled window, wall-mounted





radiator with thermostat control, wall-mounted heated towel rail, wall-mounted mirror, wall-mounted Dimplex electric heater, matching suite comprising of panel enclosed bath with Mira shower controls and shower curtain over, pedestal wash hand basin, low-level WC, partially tiled walls, ceiling-mounted light point

#### LOUNGE

12' x 11' 6" (3.66m x 3.51m) From the entrance hall, door offers access to the lounge. Front aspect double glazed window overlooking the front garden with wall-mounted radiator and thermostat control under, TV aerial connection point, ceiling-mounted pendant light point



#### BEDROOM

9' 6" x 9' 6" (2.9m x 2.9m) From the lounge, door offers access to the bedroom. Rear aspect double glazed window overlooking the rear garden with wall-mounted radiator and thermostat control under, ceiling-mounted pendant light point

#### KITCHEN/BREAKFAST ROOM

9' 6" x 7' 7" (2.9m x 2.31m) From the lounge, door offers access to the kitchen/breakfast room. Rear aspect double glazed window overlooking the rear garden, double glazed door offers access to the rear garden and patio, partially tiled walls in a matching design, tiled floor, space for table/chairs, rolls edge work surfaces incorporating matching low-level and eye-level units offering cupboard and drawer space, single bowl/drainers stainless steel sink unit, space/plumbing for washing machine, space for fridge-freezer, wall-mounted radiator with thermostat control, access to loft space, cooker point, space for cooker, ceiling-mounted pendant light point, wall-mounted vent

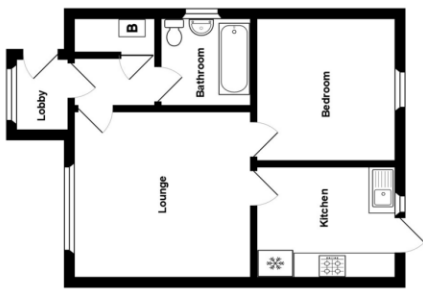


#### GARDENS AND OUTSIDE SPACE

To the front elevation, there is a parking area with small gravel border, circular border with small holly tree, shingle garden area and paved pathway, further flower and shrub borders with a variety of mature plants, gas and electric meter cupboard, timber panel shed offering storage space, further pathway with shrub border and a variety of shrubs offering access to the rear garden.

A paved patio abuts the rear of the property with further borders, the remainder of the garden is laid to a shaped lawn, with a further timber panel shed offering storage space, gravel garden beyond the lawn area, timber panel fences to boundaries, evergreen hedge and further shrubs and mature plants

VIEWINGS ARE HIGHLY RECOMMENDED



Total Area: 42.3 m<sup>2</sup> ... 456 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C		
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		