

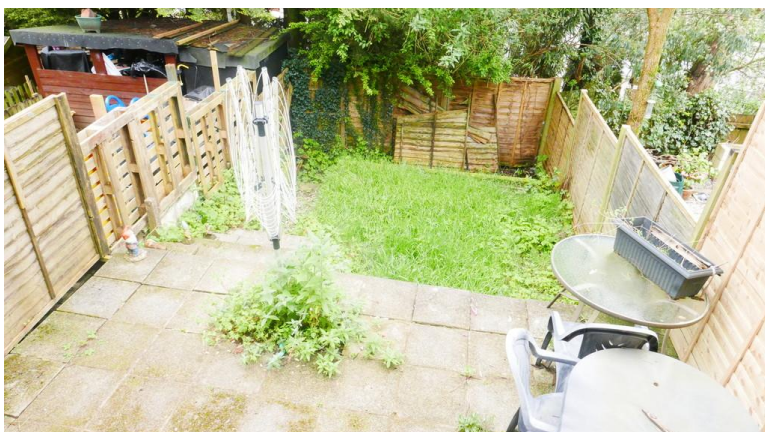


7 Holywell Road,
Liskeard,
PL14 3TT
£750 pcm



Trowbridge's
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are pleased to offer two bedroom mid-terraced house located in a cul-de-sac position in the popular development of Peppers Park and offering an entrance hall, kitchen, lounge/dining room, two bedrooms, family bathroom, front and rear garden, double glazed windows/doors, gas boiler, gas fire to lounge, parking for two vehicles

ENTRANCE HALL

7' 7" x 6' (2.31m x 1.83m) The property can be approached via a step way leading to a double glazed, obscure glazed door offering access to the entrance hall. Wall-mounted consumer unit, cloaks hanging space, ceiling-mounted pendant light point, telephone point, stairs with wall-mounted handrail, leads to the first-floor landing

KITCHEN

8' 3" x 8' 2" (2.51m x 2.49m) From the entrance hall, door offers access to the entrance hall. Front aspect double glazed window, roll edged work surfaces incorporating matching low-level units offering cupboard and drawer space, space and plumbing for washing machine, space for fridge-freezer, single bowl/drainer stainless steel sink unit with mixer tap, wall-mounted Britony 2T gas boiler, partially tiled walls in a matching design, serving hatch offering access to the lounge/dining room, freestanding



cooker with four-ring gas hob, cooker point, ceiling-mounted pendant light point

LOUNGE/DINING ROOM

15' 1" x 10' 3" (4.6m x 3.12m) From the entrance hall, door offers access to the lounge/dining room. Rear aspect double glazed window, TV aerial connection point, wall-mounted gas fire, door offers access to under stairs storage cupboard, two ceiling-mounted pendant light points, obscure glazed, double glazed door offers access to the rear garden



FIRST-FLOOR LANDING

13' 7" x 5' 9" (4.14m x 1.75m) From the entrance hall, stairs with wall-mounted handrail, leads to the first-floor landing. Rear aspect double glazed window, door offers access to a linen cupboard with slatted shelving, ceiling-mounted pendant light point, access to loft space

BEDROOM ONE

10' 8" x 8' 2" (3.25m x 2.49m) From the first-floor landing, door offers access to bedroom one. Front aspect double glazed window, TV aerial connection lead, ceiling-mounted pendant light point

BEDROOM TWO

8' 7" x 8' 1" (2.62m x 2.46m) From the first-floor landing, door offers access to bedroom two. Rear aspect double glazed window, TV aerial connection lead, ceiling-mounted pendant light point

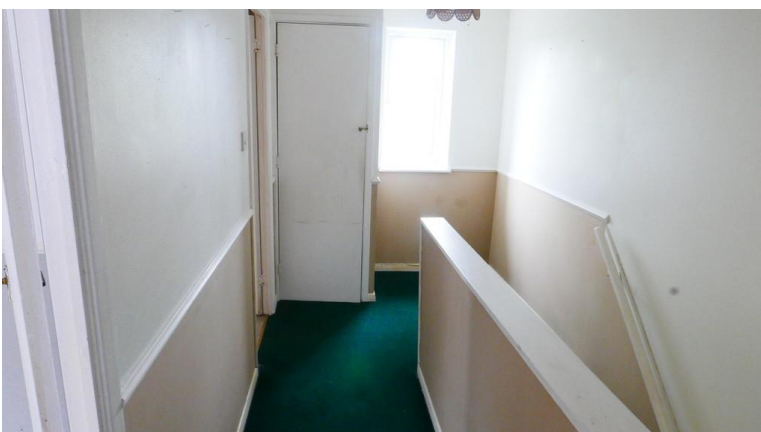


FAMILY BATHROOM

6' x 5' 1" (1.83m x 1.55m) From the first-floor landing, door offers access to the family bathroom. Front aspect obscure glazed, double glazed window, panel enclosed bath with mixer tap and shower attachments over, pedestal wash hand basin with splash back tiles, tiled walls to bath area, low-level WC, ceiling-mounted light point

OUTSIDE AREA

To the rear garden, there is a step way offering access to a paved patio and in turn offering access to a small lawn and pathway, timber panel fences to boundaries



Parking is in close proximity to the property with parking for two cars in tandem format



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		