



2 Princes Row,
Liskeard,
PL14 5LP
£179,950



Trowbridge's
ESTATE & LETTINGS





INTRODUCTION

Trowbridges estate and lettings are pleased to offer this 2-bedroom terraced, Cornish stone-built cottage, located in the popular village of Minions on Bodmin moor. The property offers an entrance lobby, sitting room with wood burner and stone fireplace, kitchen, first floor landing, 2 bedrooms, shower room, garden, drive way offering off road parking, an out building, patio/garden area and double-glazed windows and doors.

Viewings are highly recommended

Vendor offers vacant possession

No upper chain



ENTRANCE LOBBY

5' 0" x 3' 1" (1.52m x 0.94m) The property can be approached via a double glazed front door, accessing the entrance lobby with quarry stone floor, double glazed windows, coats hanging space and a wall mounted light point. There is also access to the electric meter, trip switch and fuse box.

SITTING ROOM

11' 9" x 10' 6" (3.58m x 3.2m) Glazed panel door offers access to the sitting room with Gothic style windows, a stone-built feature fire place, granite lintel, slate half and wood burner, double glazed front aspect windows overlooking the garden with slate



window seat, further recess offering further shelf and cupboard storage space, space for table and chairs, 2 wall mounted up lighters, further shelf storage space, beams to ceiling and a wood laminate floor.

KITCHEN

11' 9" x 6' (3.58m x 1.83m) Stable pine door offering access to the kitchen, with tiled floor, roll edge work surfaces with matching cooperated low- level/ eye-level units providing cupboard and drawer space, single bowl single drainer stainless steel sink unit with mixer tap, double glazed window with tiled sill, space for electric cooker with electric cooker point, space for fridge freezer, space and plumbing for automatic washing machine, more shelf storage space, wall mounted electric heater, beams to ceiling mounted cluster of three down lights, spotlight and under stairs storage cupboard space with shelf storage space and an open reach telephone point.



FIRST FLOOR LANDING

Shelf storage space, access to loft space, double glazed Velux window, pine door with latch offers access to bedroom one.

BEDROOM ONE

9' x 7' 6" (2.74m x 2.29m) Double glazed window, low-level tiled sill, beam to ceiling, ceiling mounted light point, wall mounted mirror.



BEDROOM TWO

9' 3" x 7' 0" (2.82m x 2.13m) From first floor landing pine latched door offers access to bedroom two with front aspect double glazed window with tiled window seat, wall mounted up-lighter, stone feature chimney breast.

SHOWER ROOM

6' 4" x 4' 3" (1.93m x 1.3m) From first floor landing pine door offers access to the shower room with partially tiled walls, in a matching design, low level WC, shelf storage space, wall mounted extractor, vanity unit incorporating hand wash basin with storage cupboard space under, wall mounted mirror fronted medicine cabinet, shower cubicle with shower plinth, tiled walls from floor to ceiling height, Triton shower controls and shower attachment, shower door ceiling mounted light point and tiled floor.



GARDEN

A drive way offers off road parking, there is an out-building for extra storage, personal gate offers access to the front garden with Cornish stone wall and trellis feature. Timber panel fences to boundaries with flowers and shrub borders, selection of small flowers and shrubs, remainder of the garden is laid to a slate feature offering access to seating area and a bench area.



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