



82 Trevillis Park,  
Liskeard,  
PL14 4EQ  
£260,000



**Trowbridge's**  
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are pleased to offer this 3-bedroom, semi-detached house, located in the popular estate of Trevillis Park, close to bus services and the Great Western Railway station in Liskeard. The property offers: entrance lobby, entrance hall, lounge, dining room, kitchen with some built in appliances, laundry/utility room, first floor landing, 3 double bedrooms, family bathroom, double-glazed windows, gas fired central heating via radiators, garage with power and light and the property stands on a corner plot. The plot is a good size to the rear side and front elevation.

#### ENTRANCE HALL

9' x 4' 6" (2.74m x 1.37m) The property can be approached via an obscured-glazed, double-glazed front door with matching side window, UPVC slatted ceiling.

Obscure glazed door offers access to the entrance hall with obscured glazed side panel, wood laminate floor, coats hanging space, wall-mounted radiator, ceiling mounted pendant light point and stairs to the first-floor landing with wall mounted hand rail.



#### KITCHEN

11' 6" x 8' 4" (3.51m x 2.54m) From the entrance hall and archway from the dining room offers access to the kitchen with tiled floor, roll edge work surfaces incorporating matching low-level and eye-level units



offering cupboard and drawer space, door offers access to further cupboard space, one and a quarter bowls stainless steel sink unit with mixer tap, partially tiled walls in a matching design, built in Hotpoint single oven, further four ring stainless steel gas hob, cooker hood and fan over, ceiling mounted cluster of four down-lights, single-glazed window and single-glazed obscured glazed door leads to utility/ laundry room.

#### LOUNGE

15' 3" x 11' 6" (4.65m x 3.51m) From the entrance hall, door offers access to the lounge with front aspect, double-glazed picture window with further opening windows, wood laminate floor, wall-mounted, double panelled radiator with thermostat control, TV areal connection point, telephone point and ceiling mounted pendant light point.



#### DINING ROOM

12' x 8' 4" (3.66m x 2.54m) From the lounge, there is access to the dining room with a wall mounted radiator with thermostat control, large cupboard space offering slatted shelving and floor storage space, ceiling mounted pendant light point, double glazed sliding door and double-glazed window which offers access to the rear garden.

#### UTILITY/LAUNDRY ROOM

11' 4" x 7' 3" (3.45m x 2.21m) Rear aspect side aspect windows, roll edge work surface space and plumbing for automatic washing machine, wall mounted light point, triple panelled door with glazed panel windows offers access to the rear garden.



#### FIRST FLOOR LANDING

First floor landing, door offers access to the walk-in boiler cupboard with wall mounted Worcester combi boiler, wall-mounted radiator with thermostat control, wall mounted shelving and vent to door.

#### BEDROOM ONE

12' x 11' 6" (3.66m x 3.51m) Front aspect double-glazed window which overlooks the countryside and beyond, and a lawned area to the front, wall mounted radiator with thermostat control, ceiling mounted pendant light point and a door offering access to cupboard space which offers coats hanging space and shelf storage space.



#### BEDROOM TWO

15' 3" x 8' 4" (4.65m x 2.54m) Front aspect double glazed window, overlooking rear garden, double panelled radiator with thermostat control, door offers access to cupboard space with coats hanging space and shelf storage space and ceiling mounted pendant light point.

#### BEDROOM THREE



8' 3" x 8' (2.51m x 2.44m) Front double glazed window overlooking green and rolling hills beyond, wall mounted radiator with thermostat control and ceiling mounted pendant light point.

#### BATHROOM

10' 7" x 4' 8" (3.23m x 1.42m) Side aspect obscured glazed double-glazed window, wall-mounted mirror, matching suite comprising of plumbing enclosed bath, with partially tiled wall with mixer tap and shower attachment, low level WC, pedestal wash hand basin, wall-mounted radiator, ceiling mounted light point, ceiling mounted vent and fan.

#### GARAGE

15' 10" x 7' 7" (4.83m x 2.31m) The property stands on a corner plot, and to the rear elevation there is a garage with metal up and over door, glazed panel window, personal door offering access to rear garden and power and light.

#### CORNER PLOT

The corner plot offers a lawned area with side and rear gardens with a paved pathway and paved enclosed patio area with brick wall, access to gas meter cupboard, flower and shrub borders and mature shrubs, gravel area and stepping stone pathway about the property to the front elevation with outside light point, variegated shrub, small shrubs, further variegated shrub and small silver birch and a small apple tree.

The property offers vacant possession with no upper chain and viewings are highly recommended.

