



19 Diggorys Field,  
Liskeard,  
PL14 5RS  
**£240,000**



**Trowbridge's**  
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are pleased to offer this semi-detached, linked house, located in the popular village of St Cleer, in the popular location of Diggory's Field and offering: a bus service, a public house, hair dressers and a farm shop/restaurant within close driving distance.

#### ENTRANCE HALL/LOBBY

5' 1" x 3' 6" (1.55m x 1.07m) The property can be approached via a double-glazed, obscured-glazed door which offers access to the entrance hall/lobby, benefitting from double-glazed windows and has wood laminate flooring throughout and a ceiling-mounted pendant light point.



#### LOUNGE

15' 8" x 11' 6" (4.78m x 3.51m) Double-glazed paneled door offers access to the lounge, with a double-glazed window overlooking the front garden, TV ariel connection point, wall-mounted Dimplex electric storage heater, feature fireplace incorporating half, wood and coal burner, ceiling-mounted light point and stair case with wall-mounted hand rail and banister rail.

#### KITCHEN

11' 6" x 8' 9" (3.51m x 2.67m) From the lounge, double-glazed door offers access to the kitchen/breakfast room, with a double-glazed window



overlooking the conservatory. The kitchen offers: roll edge work surfaces, plenty of cupboard and drawer space, stainless steel sink unit with mixer tap, free-standing Hoover 9 KG washing machine, built-in Diplomat single-oven with 4-ring ceramic hob, wood laminate floor throughout, space for table and chairs and ceiling-mounted cluster of three downlights.

#### CONSERVATORY

10' 6" x 7' (3.2m x 2.13m) Double-glazed door offers access to the conservatory, with double-glazed opening windows and further double-glazed glass ceiling, and has laminate flooring throughout. Double-opening, French style doors offers access to the patio and rear garden.



#### STUDY/CLOAKROOM

8' 7" x 8' (2.62m x 2.44m) From the kitchen/breakfast room, gives access to the study with double-glazed window overlooking the garden, wood laminate floor throughout and ceiling-mounted cluster of three downlights.

Door offers access to the ground-floor cloak room, with low-level WC, a wash hand basin, wall-mounted mirror, wall-mounted extractor fan and ceiling-mounted light point.

#### UTILITY ROOM

8' 1" x 6' 3" (2.46m x 1.91m) From the study, door offers access to the utility room, with wood laminate floor throughout, and at present being used for Lec fridge freezer and Servis tumble dryer, and provides extra storage space and a ceiling-mounted strip light.



#### SITTING ROOM

12' 8" x 8' (3.86m x 2.44m) Door offers access to the sitting room, with double-glazed sliding doors (giving access to driveway and front garden) wall-mounted storage heater, ceiling-mounted cluster of 4 downlights and also provides access to the fuse box.

#### 1ST FLOOR LANDING

#### FAMILY BATHROOM

8' 6" x 4' 4" (2.59m x 1.32m) First floor landing gives access to the family bathroom, with tiled floor, pedestal wash hand basin, panel-enclosed bath, wall-mounted heated towel rail, low-level WC, wall-mounted medicine cabinet with mirror, Mira Vigou shower control and attachment over the bath and ceiling-mounted pendant light point. An additional door offers access to the airing cupboard with factory lag tank, 2 emersion heaters and slatted shelving.

#### BEDROOM ONE

11' 6" x 8' 10" (3.51m x 2.69m) From the first-floor landing, door offers access to bedroom one, with a double-glazed window, built-in single door wardrobes





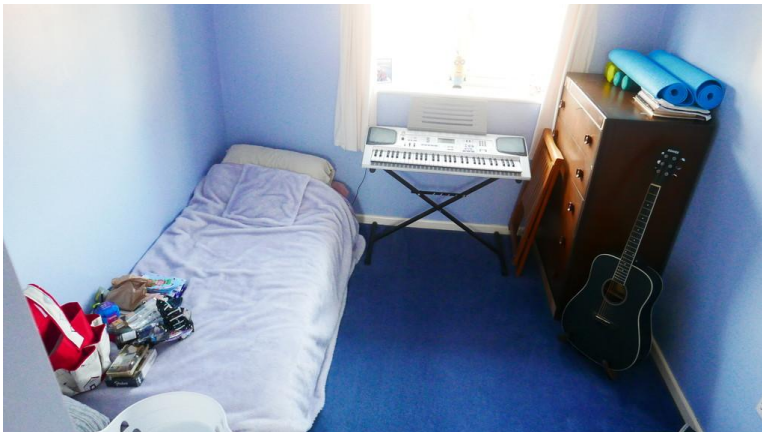
(with cupboard space over bed space), wall-mounted mirror and ceiling-mounted pendant light point.

#### BEDROOM TWO

11' 6" x 7' (3.51m x 2.13m) From the first-floor landing, door offers access to bedroom two, with two double-glazed windows, wall-mounted mirror and ceiling-mounted cluster of three downlights.

#### BEDROOM THREE

11' 4" x 8' (3.45m x 2.44m) From the first-floor landing, door offers access to bedroom three with a double-glazed Velux window, two doors offering access to storage space, wall-mounted Dimplex storage heater and a ceiling-mounted light point.



#### BEDROOM FOUR

8' 4" x 8' (2.54m x 2.44m) Pine door offers access to bedroom four, just off of bedroom three. This room benefits from a double-glazed window and has a ceiling-mounted pendant light point.

#### GARDEN

To the rear elevation, there is a paved patio area, timber paneled shed (offering storage space), further small lawn, flower and shrub borders and timber paneled fences to boundary.

To the front elevation, there is a driveway offering parking for two vehicles and a shaped lawn. The garage has been converted into the sitting room, utility room and ground floor study/cloak room

Viewings are highly recommended

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		