



2 Hendrabridge Cottages ,
Liskeard,
PL14 3LJ
£775 pcm



Trowbridge's
ESTATE & LETTINGS





Trowbridges Estate and Lettings are pleased to offer this two bedroom, mid-terraced Cornish cottage located on the outskirts of Liskeard on the A390 and offering an entrance hall, breakfast room, sitting room with multi-fuel burner, ground-floor bathroom, two double bedrooms, front and rear gardens with shed and parking for two vehicles, gas fired central heating via radiators, double glazed windows and doors

ENTRANCE HALL

6' 8" x 4' 8" (2.03m x 1.42m) The property can be approached via a covered porch with outside light point and double glazed door, offering access to the entrance hall. Wall-mounted radiator with thermostat control, door offers access to the airing cupboard with wall-mounted boiler and slatted shelving, door offers access to storage space, ceiling-mounted pendant light point and staircase with wall-mounted handrails offers access to the first floor landing

KITCHEN/BREAKFAST ROOM

13' 5" x 6' 8" (4.09m x 2.03m) From the entrance hall, door offers access to the kitchen/breakfast room. Rear aspect double glazed window with tiled sill, partially tiled walls in a matching design, space for table and chairs, roll edged work surfaces incorporating matching low-level and eye-level units offering cupboard and drawer space, freestanding



double oven with ceramic hob, space for fridge-freezer, space for washing machine, further roll edge work surface. Door offers access to under stair cupboard space with shelf storage, ceiling-mounted pendant light point

SITTING ROOM

11' 7" x 9' 9" (3.53m x 2.97m) From the kitchen/breakfast room, door offers access to the sitting room. Front aspect double glazed window with window seat, further door with glazed panel window offers access to the front garden, feature fireplace incorporating a multi-fuel burner with slate hearth, flagstone floor, cupboard offers access to the electric meter, further dark beams to ceiling, access to alcove with shelf storage space, wall-mounted radiator with thermostat control, telephone/TV aerial connection point, ceiling-mounted pendant light point



FAMILY BATHROOM

8' 2" x 5' (2.49m x 1.52m) From the entrance hall, door offers access to the family bathroom. Rear aspect double glazed window overlooking the rear garden, matching suite comprising of panel enclosed bath with shower attachment, shower screen, pedestal wash hand basin with mixer tap, low-level WC, wall-mounted heated towel rail with thermostat control, ceiling-mounted light point, waterproof walls

FIRST-FLOOR LANDING

From the entrance hall, stair case with wall-mounted handrails offers access to the first-floor landing.



BEDROOM ONE

12' 3" x 9' 8" (3.73m x 2.95m) From the first-floor landing, door offers access to bedroom one. Front aspect double glazed window, wall-mounted radiator with thermostat control, ceiling-mounted pendant light point

BEDROOM TWO

9' 6" x 7' 1" (2.9m x 2.16m) From the first-floor landing, door offers access to bedroom two. Rear aspect double glazed window with wide sill overlooking the rear garden, wall-mounted radiator with thermostat control, ceiling-mounted pendant light point



FRONT GARDEN

The front garden has a paved pathway leading to a covered porch, well maintained lawn with a mixture of well established shrubs, flowers and plants and low-level privet hedge

REAR GARDEN

Well maintained lawns with paved patio, garden



shed, timber panel fencing to boundaries and path leading to a parking area for for two vehicles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		