



21 Mispickle Road, Liskeard

In Excess of £230,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents

## THE PROPERTY

This charming three-bedroom mid-terrace home offers a fantastic opportunity for first-time buyers, savvy investors, or those looking to downsize. Thoughtfully decorated in neutral tones, the property provides a welcoming and versatile living space. The ground floor features a convenient cloakroom, a cosy lounge perfect for relaxing, and a contemporary fitted kitchen-diner that invites gatherings with friends and family. Upstairs, you'll discover three well-proportioned bedrooms, including a master with an ensuite shower room, and a modern family bathroom. The property also boasts a generously sized, low-maintenance rear garden with a Mediterranean flair, creating a perfect setting for al fresco dining, entertaining, and unwinding in a peaceful environment. With its blend of style, comfort, and outdoor appeal, this home truly stands out as a superb choice.

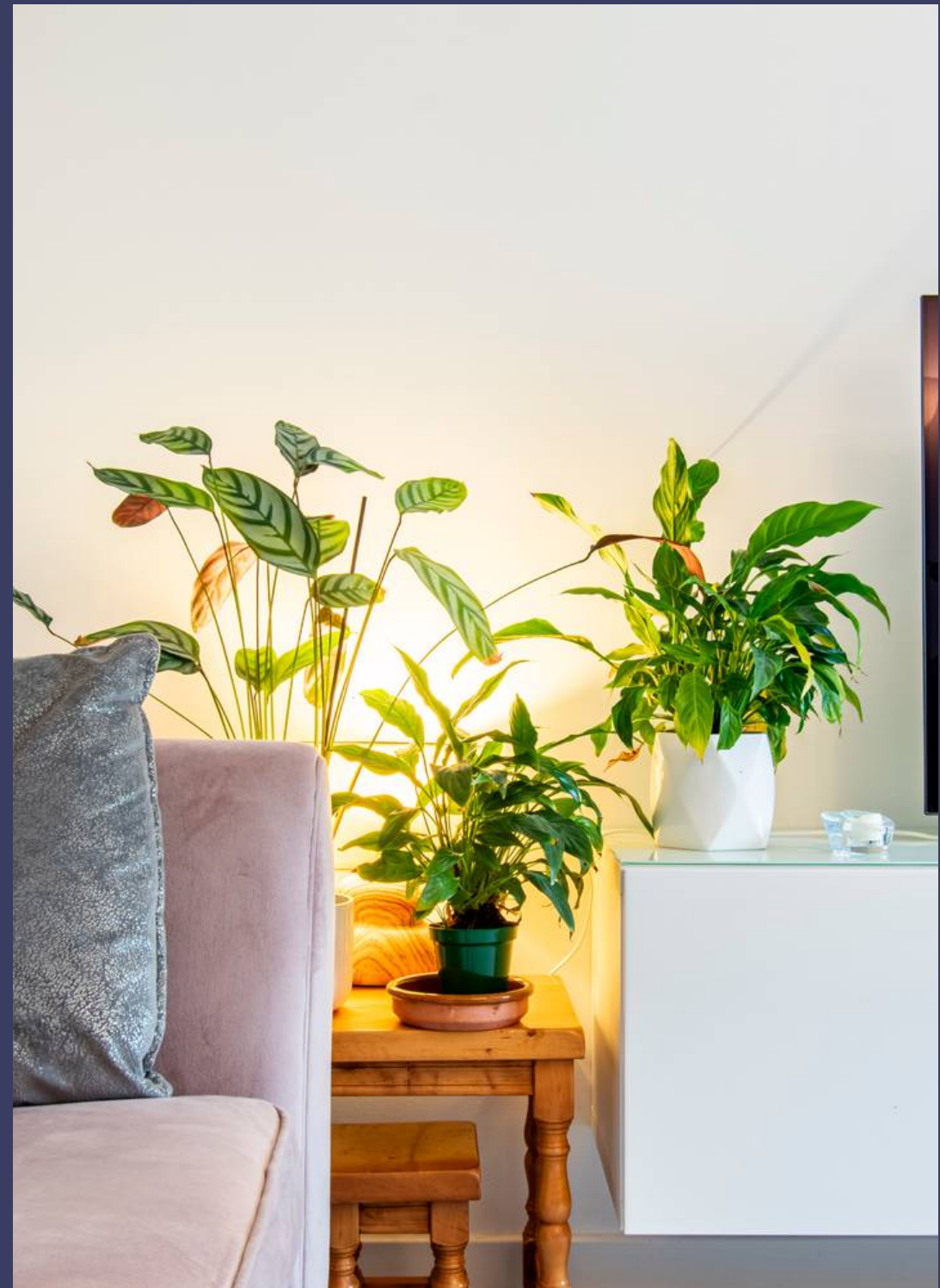
## THE OUTSIDE

The property boasts a stylish, larger-than-average rear garden that is both private and enclosed, designed with a Mediterranean-inspired aesthetic and minimal maintenance in mind. The garden features a well-laid patio, thoughtfully crafted by the owners to provide a tranquil and serene space perfect for al fresco dining. Additionally, there is a combined garden shed and summer house and convenient access to the property's private parking spaces.

## THE LOCATION

Situated on the outskirts of Liskeard, Trevethan Meadows offers modern living at its finest. Liskeard, a former market town, is only 7 miles from the sandy beaches of the South Coast of Cornwall and is in close proximity to Bodmin Moor.

Residents benefit from a range of amenities, including retail parks, supermarkets, a leisure center with swimming pool, and both primary and secondary schools. Liskeard also features a mainline railway station with connections to Plymouth and Looe, as well as easy access to the A38 dual carriageway, facilitating travel throughout Devon and Cornwall.





## FAQs

Services - Mains Gas, Electricity and Water

Built in - 2021

Garden Aspect - North

Vendor's position – Chain Free

Tenure - Freehold

Development maintenance charges - £180 (approx.) per annum

Agents Note: We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website

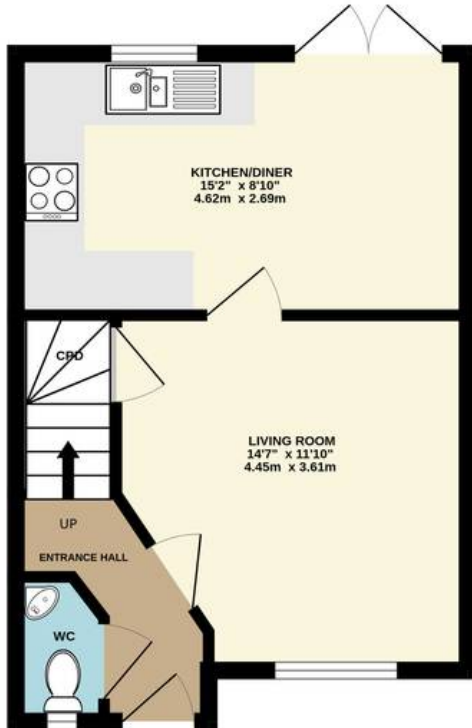
## DIRECTIONS

From Liskeard town centre, proceed along Barras St and at the mini roundabout bear left onto Greenbank Rd (B3254). At the next roundabout take the second exit for Callington, and at the following roundabout take the first exit onto into Trevethan Meadows. Proceed along the main access road Carlton Way and take the next left onto Kibble Road. Follow the road around and the property can be found on your right-hand side.

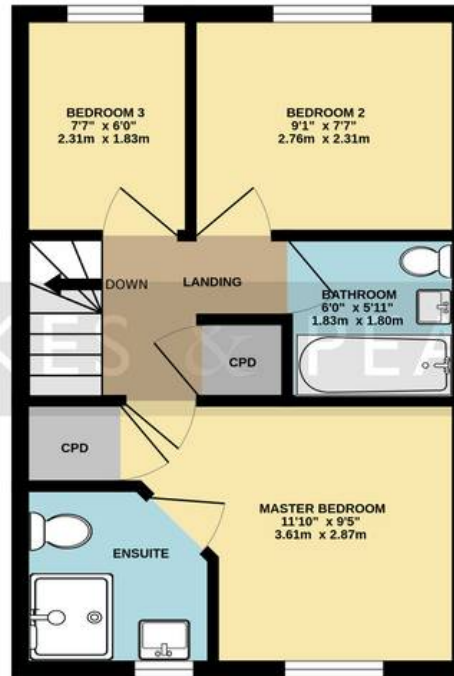
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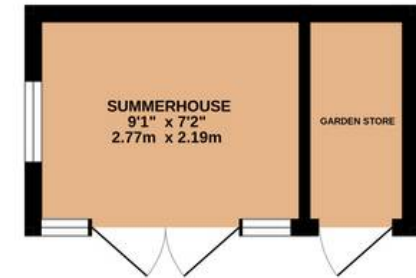
GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



GARDEN  
91 sq.ft. (8.4 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Parkes and Pearn Property Consultants

Parkes & Pearn Estate Agents, 13 Bay Tree Hill - PL14 4BG

01579 343633 • [sales@parkesandpearn.co.uk](mailto:sales@parkesandpearn.co.uk) • [www.parkesandpearn.co.uk/](http://www.parkesandpearn.co.uk/)