

9 Treburgie Water, Doublebois, Liskeard, Cornwall, PL14 4NB



£85,000 Freehold

- **Two bedroom end of terrace property in need of some modernisation**
 - **Standing within a generous size plot**
- **An increasingly rare opportunity to acquire a property in need of modernisation**
 - **Suitable for cash purchasers only**
 - **No onward chain**



SITUATION

The property is situated within the hamlet of Doublebois which is approximately 1/2 a mile to the west of the village of Dobwalls, being just off the A38 dual carriageway providing excellent access for commuting to both Plymouth and Truro. Dobwalls offers all the usual facilities including primary school, public house, Spar / post office, garage and bus services to Liskeard and St. Columb. The market town of Liskeard which is regarded as the administrative centre of South East Cornwall is approximately 4 1/2 miles distant and offers an excellent range of facilities including shopping centre, primary and secondary education, supermarkets, dentist, doctors, veterinary surgeries and leisure centre. A mainline railway station is within walking distance of the town centre with connections to London Paddington (via Plymouth) and a branch line to the fishing port of Looe.

DESCRIPTION

Two bedroom end of terrace house located on the outskirts of the popular Cornish village of Dobwalls. In need of renovation, the property offers and increasingly rare opportunity to acquire a property in need of modernisation within this location. It is believed there is an element of mundic block present within the main structure, therefore the sale of this dwelling is offered to cash buyers only with the benefit of no onward chain.

ACCOMMODATION

Entrance via wooden single glazed panelled door into:-

ENTRANCE HALLWAY

Stairs rising to first floor and doors off to all ground floor rooms.

LIVING ROOM

Radiator and uPVC double glazed window to the front elevation.

KITCHEN

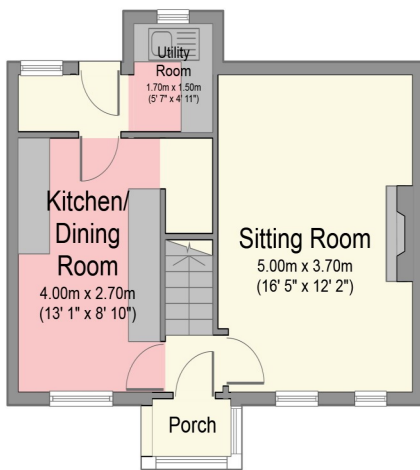
uPVC double glazed window to the front. Radiator.

UTILITY

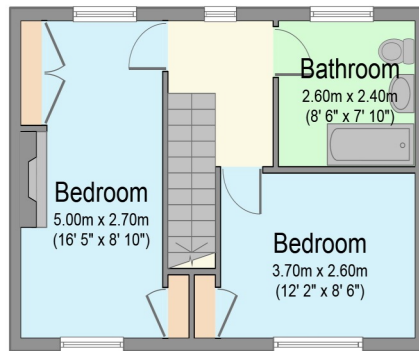
Space and plumbing for washing machine, wood effect roll top work surfaces incorporating stainless steel sink and mixer tap, range of fitted base units and uPVC double glazed window to the rear elevation overlooking rear garden.

FLOOR PLAN

(Floor plan for identification purposes only, not to scale)



Ground Floor
Floor area 40.0 sq. m. (431 sq. ft.) approx



First Floor
Floor area 38.0 sq. m. (409 sq. ft.) approx

BEDROOM

uPVC double glazed window to both the front and rear elevations, radiator and built-in storage cupboard.

BATHROOM

Obscure uPVC double glazed window to the rear elevation overlooking rear garden. Low level W.C., pedestal wash hand basin with vanity mirror over and radiator.

BEDROOM

uPVC double glazed window to the front, radiator and built-in storage cupboard.

OUTSIDE

The property is located within a generous size plot with well proportioned low maintenance gardens located to both the front and rear elevations. There is the opportunity for off road parking to the front. Planning permission has subsequently been granted for a porch to be erected at the front, whilst to the rear permission has been granted for the erection of a conservatory under planning application reference PA15/06353 and a copy of the relevant planning permission can be obtained from the Kivells Liskeard office.

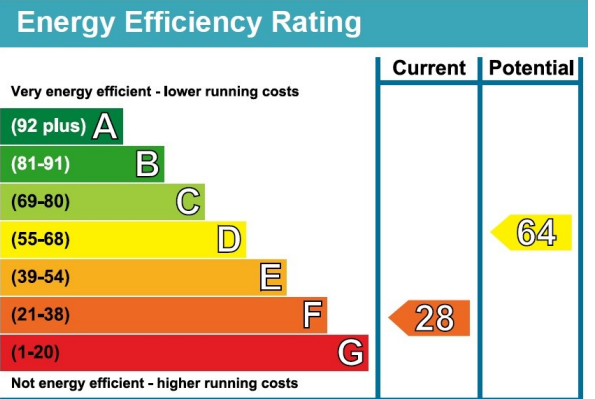
SERVICES

Mains water, electricity and drainage.

COUNCIL TAX BAND A. **EE RATING** F

DIRECTIONS

From Kivells Liskeard office proceed out of town signposted 'Bodmin A390 / St. Austell A390'. Continue along this road and join the Dobwalls by-pass. Proceed until coming to the roundabout and take the second exit signposted 'A390 St. Austell'. After a short distance take the first right hand turning opposite Dobwalls MOT Centre, then turn right where after a short distance the property will be located on the left hand side and identified by a Kivells for sale board.



VIEWINGS Please ring **01579 345 543** to view this property and check availability before incurring travel time/costs. **FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com.**

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