



7 Pendragon Close,
Liskeard,
PL14 3GE
£240,000



Trowbridge's
ESTATE & LETTINGS





Trowbridge's Estate & Lettings are pleased to offer this three bedroom semi-detached house located in a quiet cul-de-sac position and offering lounge, kitchen/dining room with fitted appliances, ground floor cloakroom, first-floor landing, three bedrooms, family bathroom, front and rear garden, driveway for two cars offering off road parking, rear garden, garden shed, double glazed windows and doors, gas fired central heating

LOUNGE

14' 9" x 11' 8" (4.5m x 3.56m) The property can be approached via a pathway leading to an obscure double glazed front door offering access to the lounge, with front aspect double glazed window with roll edged sill, double panel radiator with thermostat controls, a door offers access to under stairs cupboard space, TV aerial connection point with Sky installation, telephone point and ceiling mounted pendant light point.

INNER HALL

From the lounge a door offers access to the inner hall with ceiling mounted pendant light point and a staircase with bannister offers access to the first floor landing.



GROUND FLOOR CLOAKROOM

4' 5" x 3' 5" (1.35m x 1.04m) From the inner hall, a



door offers access to the ground floor cloakroom with a low-level water closet, pedal stool wash hand basin with matching splashback tiles, wall mounted radiator with thermostat controls and ceiling mounted light point and ceiling-mounted vent.

KITCHEN/DINING ROOM

11' 8" x 7' 7" (3.56m x 2.31m) From the inner hall a door offers access to the kitchen/dining room with rear aspect double glazed window with tiled sill, roll edged work surfaces incorporating matching low and eye level units offering cupboard and drawer space, single bowl single drainer stainless steel sink unit with mixer tap, built-in Electrolux stainless steel oven with stainless steel four ring gas hob, with stainless steel cooker hood with fan over, fridge freezer, wall mounted double panel radiator with thermostat controls, washing machine, space for table and chairs, ceiling mounted light point and double opening double glazed doors offers access to the patio and rear garden.



1ST FLOOR LANDING

Wall-mounted radiator, ceiling mounted pendant light point, bannister rail and a door offers access to bedroom two.

BEDROOM TWO

11' 7" x 10' 4" (3.53m x 3.15m) With two front aspect double glazed windows with roll edged sills, single panelled radiator under with thermostat controls and ceiling mounted pendant light point.



BEDROOM THREE

11' 8" x 8' 8" (3.56m x 2.64m) From the first floor landing, door offers access to bedroom three with rear aspect double glazed window overlooking rear garden and woodland beyond, wall mounted single panel radiator with thermostat controls and ceiling mounted pendant light point.

FAMILY BATHROOM

8' x 5' 6" (2.44m x 1.68m) From the first floor landing a door offers access to the family bathroom with a matching suite comprising of panel enclosed bath with a mixer tap, shower attachments, tiled walls in a matching design, shower screen, pedal stool wash hand basin with splashback matching bathroom tiles, wall mounted mirror fronted medicine cabinet, low-level water closet, wall mounted single panel radiator with thermostat controls, ceiling mounted light point and ceiling-mounted vent.



2ND FLOOR LANDING

From the first floor landing a staircase with bannister offers access to the 2nd-floor landing, a door offers access to an airing cupboard with slatted shelving for the storage of linen etc, the further door offers access to the master bedroom.



BEDROOM ONE

22' 6" x 8' 5" (6.86m x 2.57m) Front aspect double glazed window, rear aspect double glazed velux window, TV aerial connection point, ceiling mounted pendant light point, access to loft space, a door from the bedroom offers access to cupboard space.

OUTSIDE

To the front garden, there is a shaped lawn, small tree, flower border, outside meter cupboards, driveway offering off road parking for two cars. To the rear garden, there is a paved patio that abuts the rear of the property the remainder of the garden is laid to a shaped lawn with flower and shrub borders, small shrubs and ornamental shrubs, there is a shed offering storage space, outside light point and a gate offers access to a side elevation and pathway to front elevation, outside tap, gravel feature to the end of the garden, brick built wall and timber panel fences to boundaries.

VIEWINGS ARE HIGHLY RECOMMENDED

PROPERTY OFFERS VACANT POSSESSION
WITH NO UPPER CHAIN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |