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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.



Flat 4, 8 Fore Street | Liskeard | PL14 3JB
£450 PCM

PARKES & PEARN
Property Consultants
Estate & Letting Agents

FLAT 4, 8 FORE STREET | LISKEARD | PL14 3JB



- Refurbished ground floor flat in the heart of town
- Newly fitted kitchen with integrated cooking appliances
- In walking distance of all amenities
- One double bedroom
- Fully tiled refitted shower room
- Available Immediately subject to referencing
- Dual aspect sitting room
- Electric heating



SITUATION

Liskeard is a thriving market town located only 7 miles from the South Coast of Cornwall with its sandy beaches and within easy striking distance of Bodmin Moor. Providing everyday town centre facilities on the doorstep, Liskeard also benefits from having a retail park, supermarkets, leisure centre with swimming pool, squash and tennis courts, a community hospital and both primary and secondary schools. A mainline railway station in walking distance of the town centre has branch lines to Plymouth and the nearby famous fishing port of Looe. Also the A38 dual carriageway is easily accessible with direct access into Devon and westbound further into Cornwall

ACCOMMODATION

HALLWAY

uPVC partially double glazed entrance door, cupboard housing hot water cylinder and doors leading off to all rooms

SITTING ROOM

A dual aspect reception room with wide doorway opening to the kitchen

KITCHEN

Newly fitted with vinyl flooring and a range of matching base and wall units complemented by roll edged working surfaces with ceramic tiled surrounds and single drainer stainless steel sink unit. Integrated appliances include a stainless steel electric oven, ceramic hob and extractor. Also, there is provision for washing machine

DOUBLE BEDROOM

Side aspect window

SHOWER ROOM

Vinyl flooring, tiled walls with a suite comprising a walk-in shower enclosure with Mira 'Jump' electric shower, pedestal wash basin and WC

OUTSIDE

There is a parking space available for £20 per calendar month if required

SERVICES

Mains electricity, water and drainage

COUNCIL TAX BAND

A

EPC RATING

E

TENANT'S FEES

Referencing fees- Tenants will be required at application stage to pay £100.00 per applicant aged 18 years or over for referencing plus an application fee of £100.00. Also there is a tenancy set up fee of £120 payable at the start of the tenancy along with the deposit and first months rent in advance. Please see fees apply section for more information

DIRECTIONS

From the Parade proceed on foot down Baytree Hill and after a short distance turn left into the alley way just beside the Your Ideal Mortgages office. Continue through the gates and the property can be seen on the right identified by the Parkes & Pearn 'TO LET' sign

