



126 Woodgate Road,
Liskeard,
PL14 6DY
£279,950



Trowbridge's
ESTATE & LETTINGS





ENTRANCE HALL

The property can be approached via tarmacadam driveway offering access to the double glazed front door leading to the entrance hall. Wall-mounted radiator, side aspect double glazed window with a polished roll-edged sill, telephone point

UPPER AND LOWER HALL

From the entrance hall, bannister rail and wall-mounted handrail offers access to the upper hall with wall-mounted radiator, ceiling light and lower ground-floor with door offering access to a built-in cupboard space with shelving, and ceiling light



BEDROOM ONE

12' x 11' 10" (3.66m x 3.61m) From the lower-ground floor hall, door offers access to bedroom one. Rear aspect double glazed window overlooking rear garden, wall-mounted radiator, ceiling-mounted pendant light, built-in wardrobe offering mirror fronted doors and further natural wood doors with cloaks hanging space and box storage over, three drawers

BEDROOM TWO

12' x 8' (3.66m x 2.44m) From the lower-ground floor hall, door offers access to bedroom two. Front aspect double glazed window overlooking front garden with radiator under, built-in wardrobe with



cloaks hanging space, ceiling-mounted pendant light

FAMILY BATHROOM

6' x 5' (1.83m x 1.52m) From the lower-ground floor hall, door offers access to the family bathroom. Rear aspect obscure glazed, double glazed window, wall-mounted radiator, matching suite comprising of panel enclosed bath with shower screen, mixer tap and attachments over, wall-mounted mirror fronted medicine cabinet, pedestal wash hand basin, low-level WC, ceiling-mounted light, partially tiled walls with wall-mounted mirror



BEDROOM THREE

8' x 8' (2.44m x 2.44m) From the lower-ground floor hall, door offers access to bedroom three. Wall-mounted double panel radiator, ceiling-mounted pendant light, wall-mounted shelf storage space

CONSERVATORY

7' x 7' (2.13m x 2.13m) From bedroom three, louvre door with ornamental panel doors offer access to the conservatory. Rear aspect double glazed window overlooking rear garden with further side aspect double glazed windows/doors offering access to the patio and rear garden, wall-mounted light



LOUNGE

18' x 12' (5.49m x 3.66m) From the upper hall, door offers access to the lounge. Dual aspect double glazed window overlooking front and rear garden, two wall-mounted radiators, Telephone/TV aerial point, ceiling-mounted light with fan, fire surround with hearth

CLOAKROOM

From the upper hall, door offers access to the cloakroom. Rear aspect obscure glazed, double glazed window, wall-mounted radiator, wall-mounted mirror tiles, wash hand basin with splash back tiles, wall-mounted mirror with strip light and shaver point, low-level WC, ceiling mounted pendant light point



KITCHEN/DINING ROOM

12' x 12' (3.66m x 3.66m) From the upper hall, door offers access to the kitchen/dining room. Rear aspect double glazed window overlooking the mature secluded rear garden, roll edged work surfaces incorporating matching low-level and eye-level units offering cupboards and drawer space with under unit strip lights, wall-mounted radiator, louvre door offers access to a pantry cupboard with shelf storage space, space for fridge/freezer, single bowl/drainers stainless steel sink unit with mixer tap, space/plumbing for washing machine or dishwasher, free-standing Cannon double oven with four ring gas hob, splashback tiles in a matching design, TV aerial connection lead, access to partially boarded loft space with ladder, ceiling-mounted pendant light,



ceiling-mounted cluster of three downlights, space for table and chairs

OUTSIDE SPACE AND GARDENS

FRONT ELEVATION - wrought-iron gateway offers access to a tarmac drive with off-road parking for two vehicles. The remainder is laid to a shaped lawn with mature shrubs, natural hedging offering a good deal of seclusion, Cornish palm, outside light point

SIDE ELEVATION - pathway and gate leading to the rear garden, electric/gas meter cupboard, further shrub border with natural hedging, to the alternate side, a pathway and wrought iron gateway offering access to the rear garden with timber panel shed

REAR GARDEN - paved patio, low-level wall with trellis feature, greenhouse, pathway offers access to the bottom of the garden with shaped lawn, stepping stone pathway, further wide shrub border, shingle area, summerhouse with power, timber panel fence to boundary and natural hedge to the alternate boundary, security light



GARAGE

17' x 9' (5.18m x 2.74m) Up and over door offers access to the garage, with cold water tap, shelf storage space, work bench, space/plumbing for washing machine, a ladder offers access to upper storage space with light

VIEWINGS ARE HIGHLY RECOMMENDED

THE VENDOR OFFERS NO UPPER CHAIN WITH VACANT POSSESSION



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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