



8 Pendragon Road

Liskeard, Cornwall, PL14 3DF

KIVELLS

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Liskeard, Cornwall, PL14 3DF

Guide Price £140,000-£150,000

Two bedroom end of terrace property

Within close proximity to local amenities and public transport

Fantastic first time buy or buy to let investment

Sold with the benefit of no onward chain



Description

A well-presented two-bedroom end-of-terrace property situated on the edge of the popular market town of Liskeard, conveniently positioned within close proximity to a range of local amenities and public transport links.

The property offers spacious and versatile accommodation throughout, making it an ideal opportunity for first-time buyers, or those seeking a fantastic buy-to-let investment.

Externally, the property benefits from a generous enclosed rear garden, providing excellent outdoor space for entertaining or relaxing. The property is offered to the market with the benefit of no onward chain.



Accommodation

Entrance via a uPVC door with obscure glazed panelling inset opening into:- base units with rolltop work surfaces over, radiator.

Hallway

Door off to Living Room, stairs rising to the first floor, radiator, built-in storage cupboard.

Living/ Dining Room

Dual aspect having uPVC double glazed windows to the front and rear elevations, radiator, electric feature fireplace with wooden mantle and marble hearth, under stairs storage cupboard, door into:-

Kitchen

uPVC double glazed window to the rear elevation, a range fitted wall and base units with rolltop work surfaces over incorporating a stainless steel sink and drainer with mixer tap, freestanding cooker with extractor fan over, undercounter space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, uPVC door leading to the rear garden.

Utility Room

uPVC double glazed window to the front elevation, a range of fitted wall and

First Floor

Doors off to all first floor rooms, access to attic via loft hatch, radiator, uPVC double glazed window to the rear elevation.

Shower Room

Obscure uPVC double glazed window to the rear elevation, shower cubicle with electric shower over and glazed shower screen, wash hand basin with a mixer tap and vanity storage below, low-level W.C, heated towel radiator, partially tiled floor to ceiling.

Bedroom

uPVC double glazed window to the front elevation, radiator, access to attic via loft hatch, built in storage cupboard.

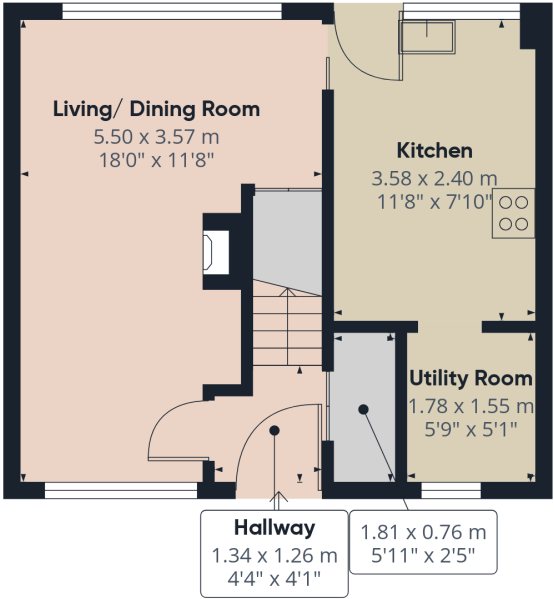
Study

uPVC double glazed window to the rear elevation.

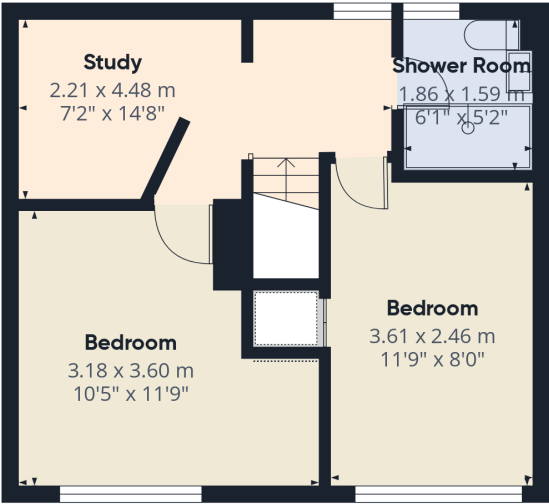
Bedroom

uPVC double glazed window to the front elevation, radiator.





Floor 0



Approximate total area⁽¹⁾
62.9 m²
677 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Outside

Accessed via a pedestrian pathway, the property has an enclosed front garden area with mature trees, established shrubs and timber fencing, with a pathway leading to the front entrance.

To the rear, there is a patio area providing space for outdoor seating, together with a lawned garden enclosed by timber fencing. The garden is further complemented by a useful timber shed/outbuilding, mature trees, established planting and a pond, creating a private and established outdoor space.





Services

Mains water, electricity, drainage and gas.



EE Rating - C



Council Tax Band - B



Directions

What3Words – regulate.afraid.teamed



Virtual Tour

<https://tour.giraffe360.com/2e958c2d6a24488eb4103dac98f5bdc5>

Viewings strictly by appointment only

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