

KIVELLS

8 Westwood
Liskeard, Cornwall





8 Westwood

Liskeard, Cornwall, PL14 6DG

Guide Price: £350,000

Three bedroom semi detached characterful property

Generous and versatile living accommodation

Well presented and decorated throughout

Well proportioned, low maintenance gardens,
detached garage and off road parking

Close to local amenities and public transport



Description

8 Westwood is a well-presented three-bedroom semi-detached property, conveniently situated on the outskirts of Liskeard town centre, being within walking distance of a range of local amenities and public transport links.

The property offers a number of characterful features throughout and provides spacious, well-presented living accommodation, arranged over two floors.

Internally, the property is entered via an attractive and welcoming hallway, with a staircase rising to the first floor. The ground floor offers excellent living space, comprising a living room, dining room, snug and kitchen, providing versatile accommodation ideal for both everyday family living and entertaining.

Generously proportioned gardens can be found to both the front and rear elevations, while to the rear there is also a garage, store and off-road parking for one vehicle.

A viewing is highly recommended to fully appreciate the space, character and accommodation that this property has to offer.



Accommodation

Ground Floor

Entrance via uPVC door with obscure glazed panelling, opening into:-

PORCH

Triple aspect having uPVC double glazed windows to the front, side and rear elevations, wooden door opening into:-

HALLWAY

uPVC double glazed window to the front elevation, dado rail, stairs rising to the first floor with under stairs storage below, radiator.

LIVING ROOM

Dual aspect having uPVC double glazed windows to the front and side elevations, picture rail, radiator, multi fuel stove with wooden mantle and slate hearth.

DINING ROOM

uPVC double glazed window to the rear elevation, picture rail, open fire with wooden mantle and slate hearth, radiator.



Accommodation

Ground Floor

KITCHEN

uPVC double glazed window to the rear elevation, a range of fitted wall and base units with rolltop work surfaces over incorporating a ceramic under mount sink with mixer tap over, integrated dishwasher, built-in oven with four ring electric hob and extractor fan over, integrated washing machine, integrated wine fridge, space for freestanding fridge freezer, radiator, door opening into:-

SNUG

Velux skylight to ceiling, wooden stable door leading to the rear elevation, radiator, door opening into:-

W.C

Obscure uPVC double glazed window to the side elevation, wash hand basin with mixer tap over and vanity storage below, low-level W.C, dado rail.



Accommodation

First Floor

Obscure uPVC double glazed window to the side elevation, dado rail, doors off to all first floor rooms, access to attic via loft hatch.

BATHROOM

Dual aspect having obscure uPVC double glazed windows to the rear and side elevations, freestanding roll top bath with mixer tap over, wash hand basin with mixer tap and vanity storage below, shower cubicle with mixer shower over being tiled floor to ceiling with glazed shower screen, low-level W.C, chrome heated towel radiator.

BEDROOM

uPVC double glazed window to the front elevation with far reaching countryside views beyond, radiator.

BEDROOM

Dual aspect having uPVC double glazed windows to both the side and rear elevations with far reaching countryside views, picture rail, built-in storage cupboard, feature fireplace, radiator.

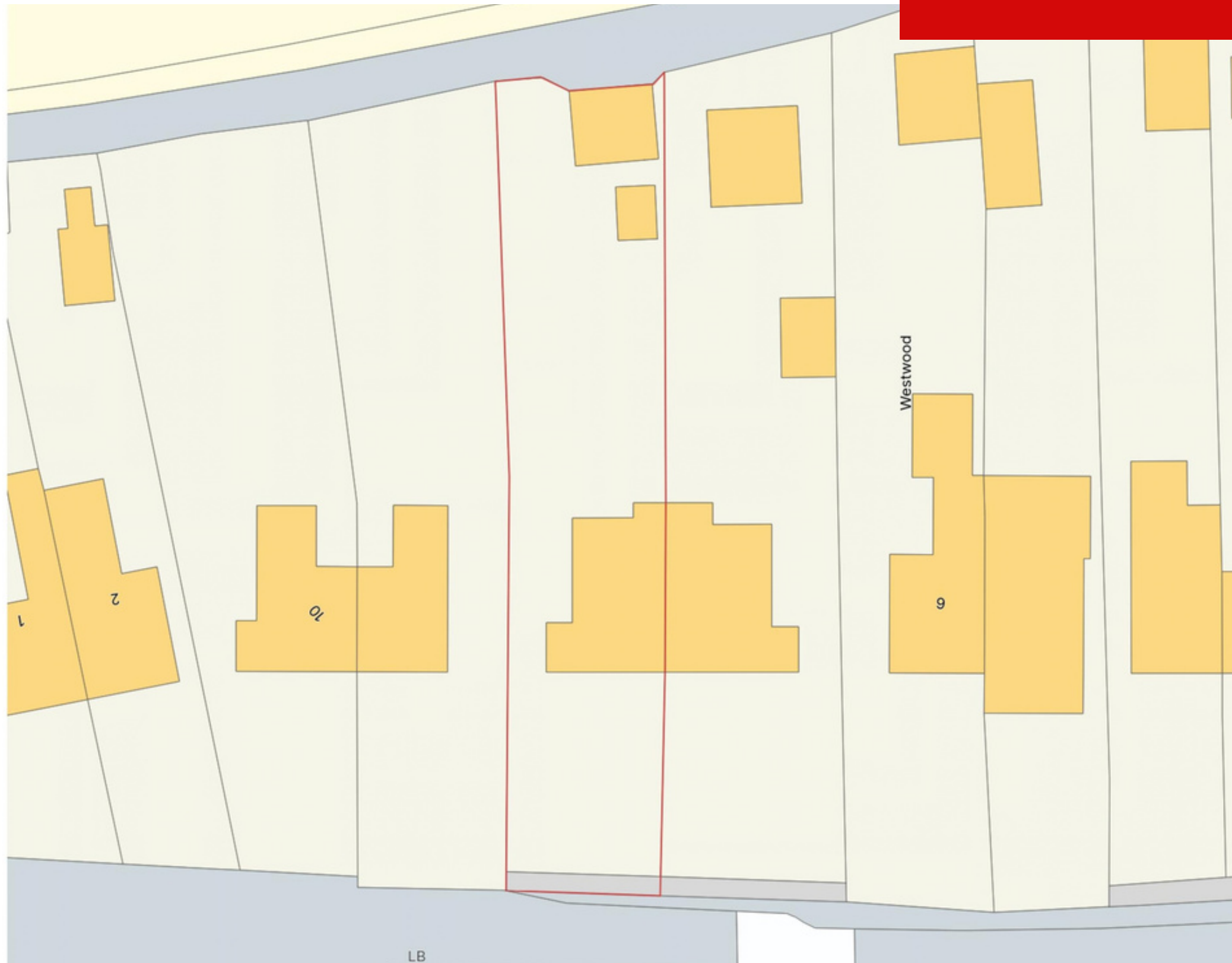
BEDROOM

uPVC double glazed window to the rear elevation, radiator, built-in storage cupboard, feature fireplace, picture rail.



Land Plan

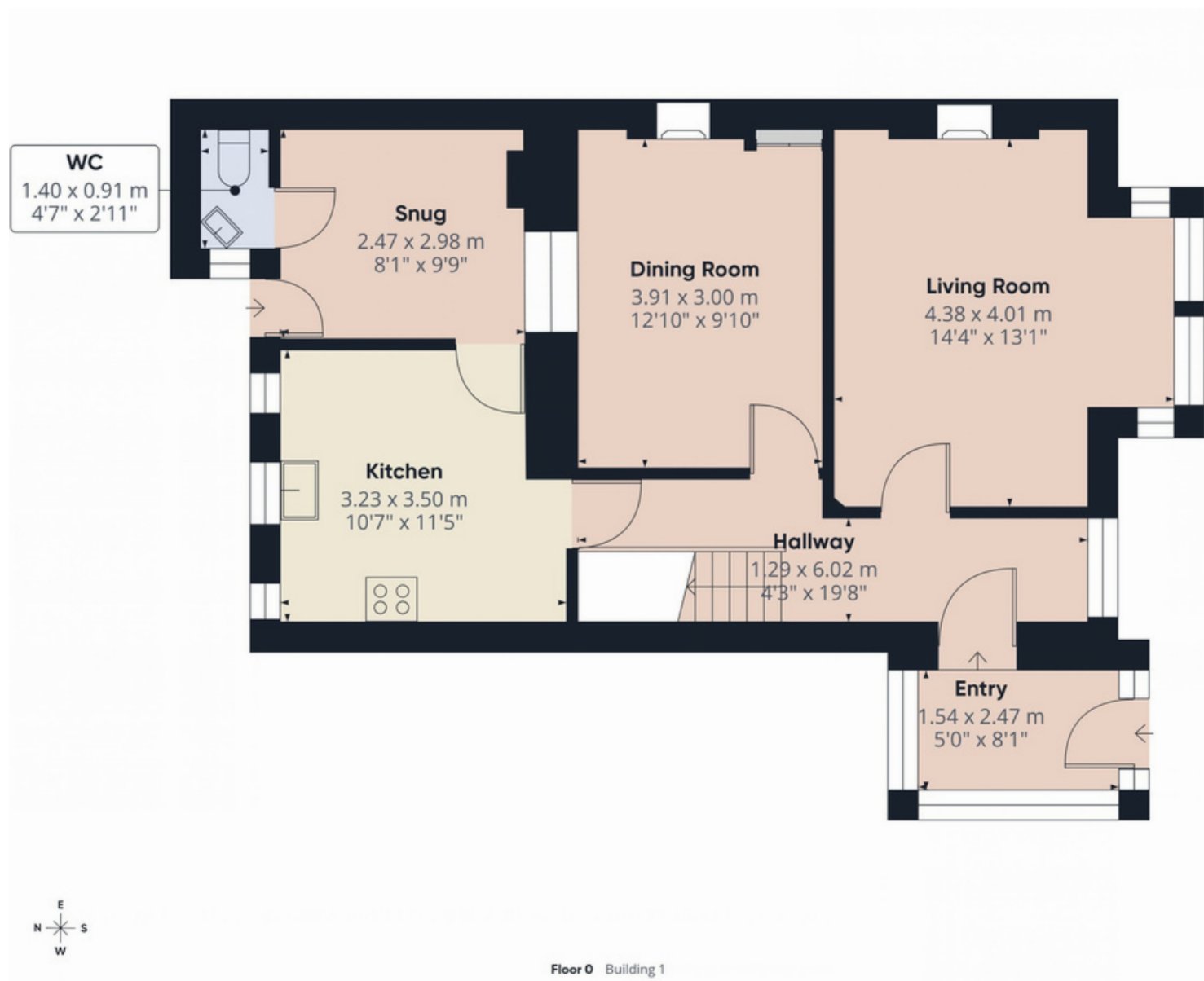
Approximate Total Area: 0.15 Acres



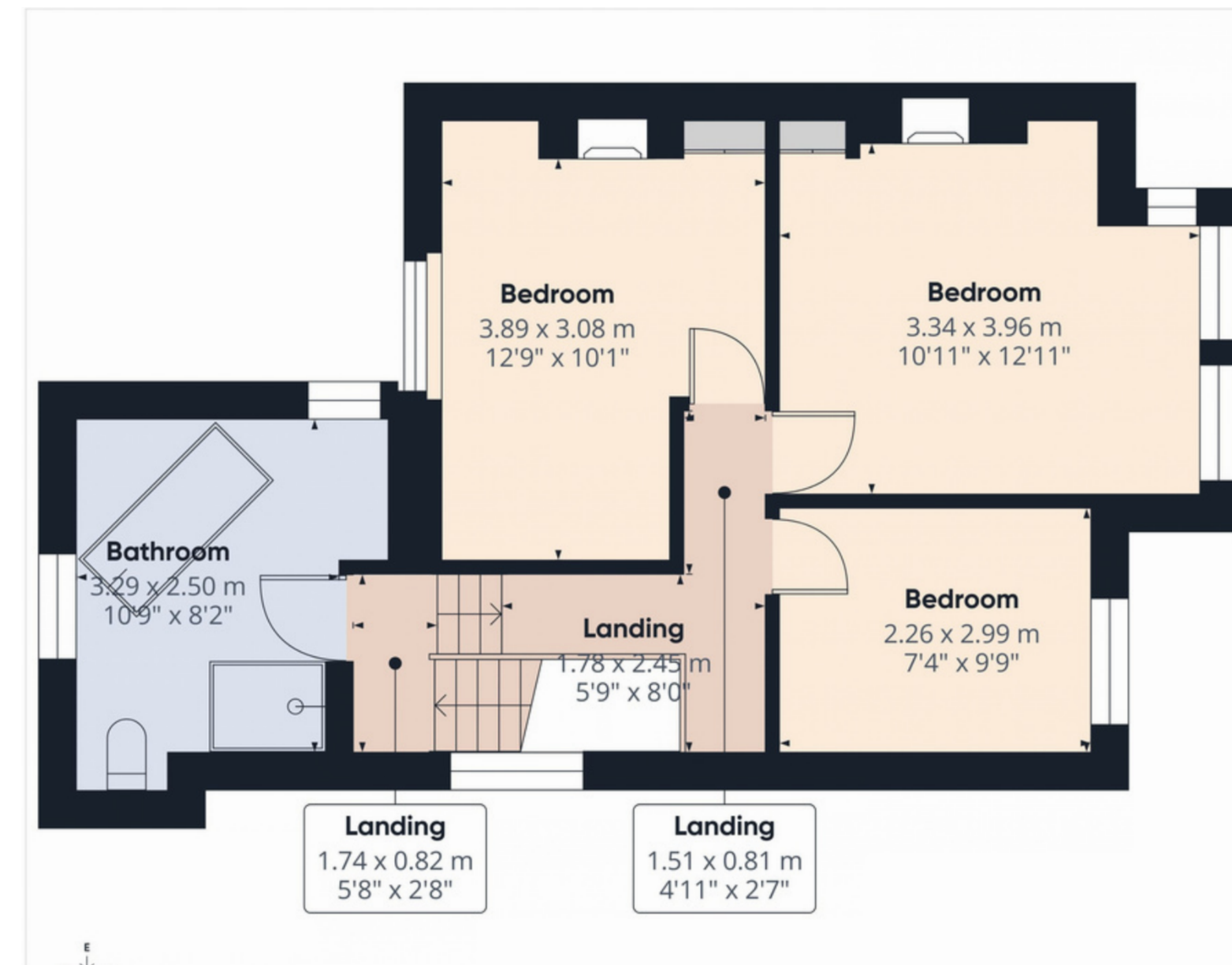
Floor Plan

Approximate Total Area: 108.1 m² | 1164 ft²

Ground Floor



First Floor



Outside

8 Westwood is approached to the front elevation via a pedestrian pathway leading to the front entrance, bordered by lawned gardens with a variety of mature flowering trees and shrubs, creating an attractive approach to the property.

To the rear elevation, the enclosed garden is predominantly laid to lawn, with an area of paved patio providing a fantastic space for outdoor dining, entertaining and enjoying the garden.

The garden is arranged over several gently tiered levels and includes a summer house and potting shed, offering useful additional outdoor space and storage.

Also located to the rear is a garage and store, together with gated access leading to an off-road parking space for one vehicle.

The summer house, garage and store all benefit from having power throughout.



Additional Information

Useful Property Information

SERVICES:

Mains Water | Electric | Gas | Drainage

VIEWINGS:

Strictly by appointment only.
Please call 01579 345543 or email lisheard@kivells.com to book your viewing.

VIRTUAL TOUR:

<https://tour.giraffe360.com/fd29884e525e458dab1adec02c2bfe9c>

DIRECTIONS:

What3words: /// tube.search.essays.

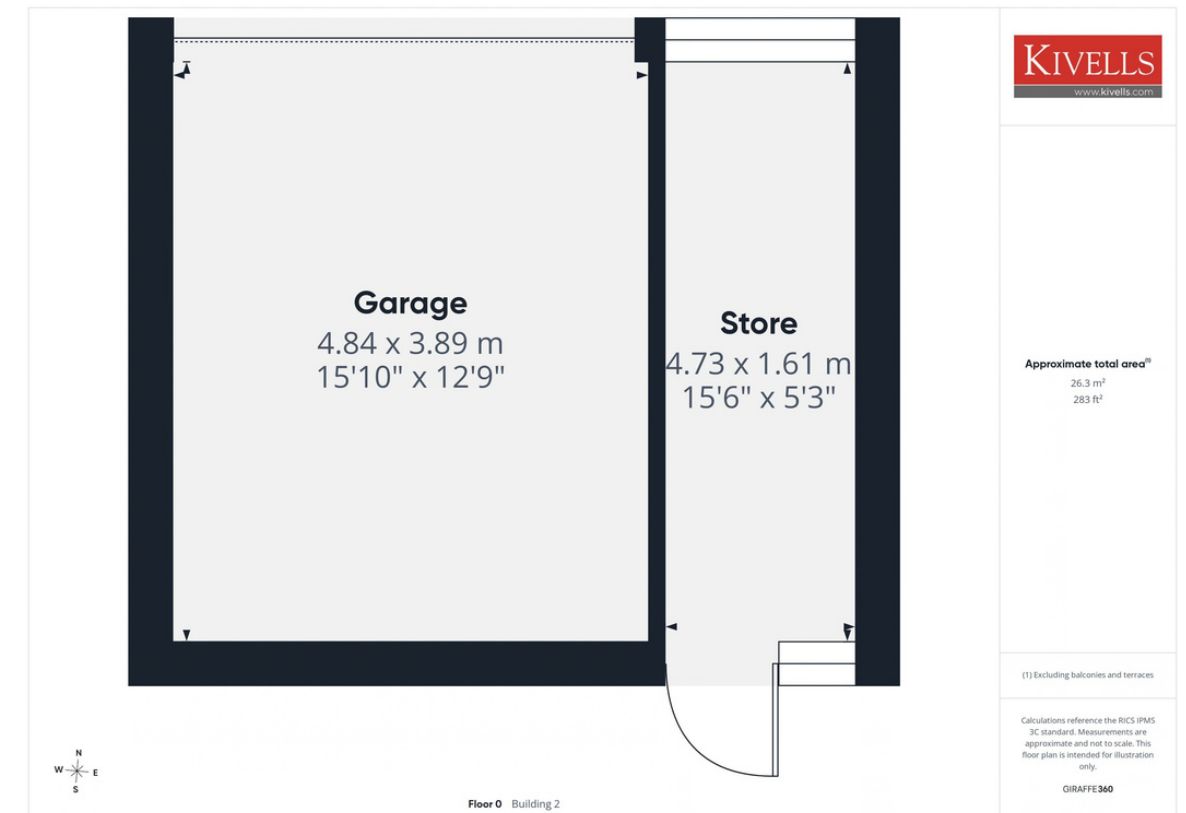
EE RATING: D

COUNCIL TAX BAND: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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