KIVELLS

3 Cotton Close

Pensilva, Liskeard, Cornwall





3 Cotton Close

Pensilva, Liskeard, Cornwall, PL14 5FR

Guide Price: £93,100

Well presented three bedroom terraced property

Low maintenance enclosed lawned garden

Off road parking for two vehicles

Shared ownership

For sale with the benefit of no onward chain



Description

A well maintained three bedroom terraced property positioned within a popular residential area in the moorland village of Pensilva.

3 Cotton Close provides spacious living accommodation arranged over two floors and is in close proximity to public transport and local amenities.

The property benefits from a low maintenance enclosed garden positioned to the rear elevation.

Off road parking is available for two vehicles to the front of the property, providing convenience.

The current vendors owns a 38% share of the property, which is the amount being sold. Further details can be obtained from the Liskeard Kivells Office.



Accommodation

Entrance via uPVC door with obscure glazed panelling opening intio:-

Hallway
Doors off to ground floor rooms, stairs rising to the first floor, radiator, door into:-

Cloakroom
Low level W.C, radiator, wash hand basin with mixer tap and tiled splashback.

Kitchen/ Dining Room
uPVC double glazed window to the front elevation, a range of fitted wall and base units with square top work surfaces over, incorporating a stainless steel sink and drainer with mixer tap over, under counter space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, built in oven with four ring gas hob with extractor fan over, radiator.

Living Room
uPVC double glazed window to the rear elevation, uPVC double glazed double doors leading to the garden, television point, radiator.

First Floor
Doors off to all first floor rooms, access to attic via loft hatch, double fitted storage cupboard.

Bedroom
uPVC double glazed window to the rear elevation, radiator.

Bedroom
uPvc double glazed window to the rear elevation, radiator.

Bedroom
uPVC double glazed window to the front elevation, radiator.

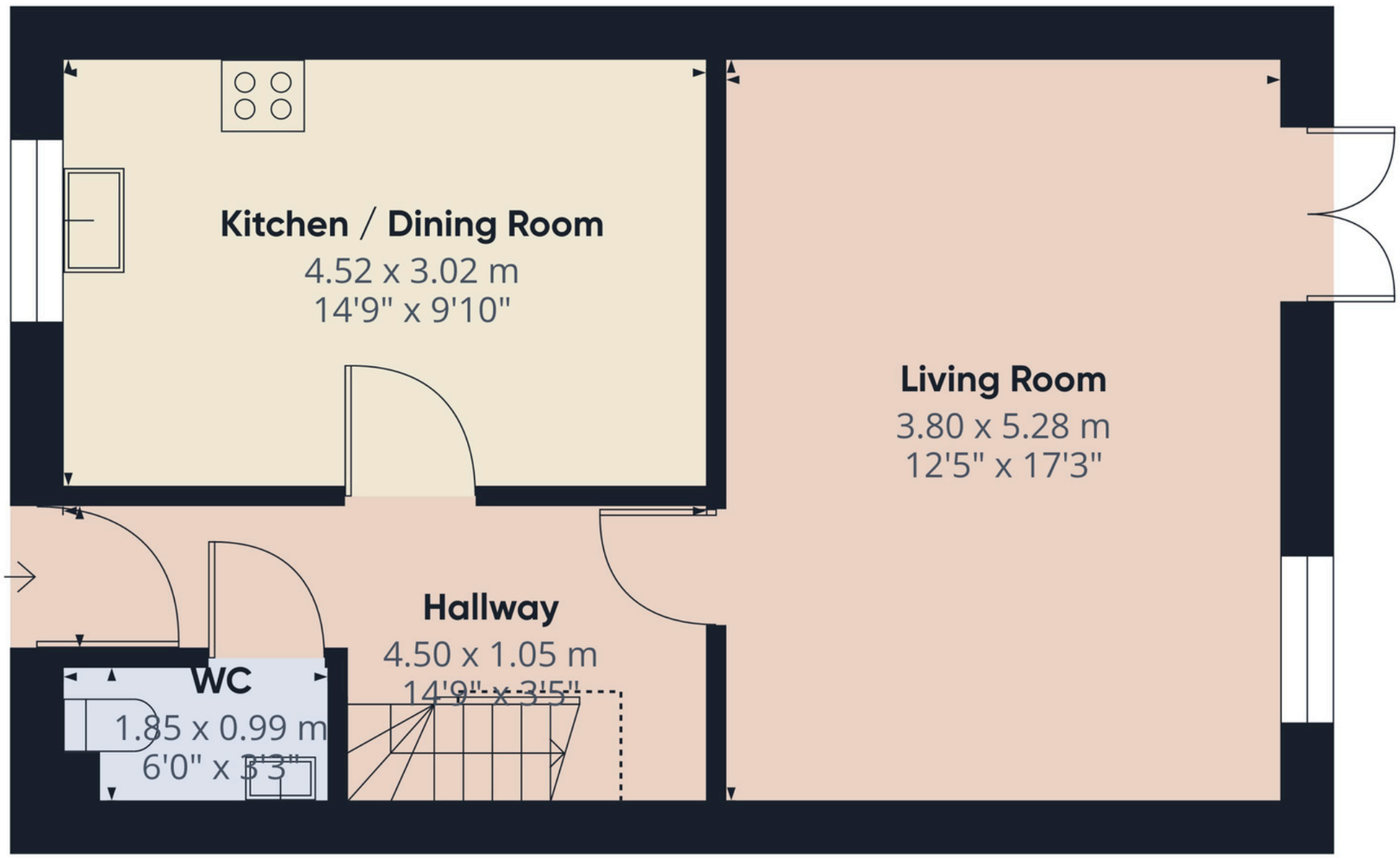
Bathroom
Obscure uPVC double glazed window to the front elevation, bath with panelled surround and mixer tap, electric shower over with glazed shower screen being tiled floor to ceiling, low level W.C, pedestal wash hand basin with mixer tap and tiled splashback.







Floor Plan



Floor 0

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Approximate total area(1)

43.5 m²
468 ft²

Reduced headroom

0.8 m²
9 ft²

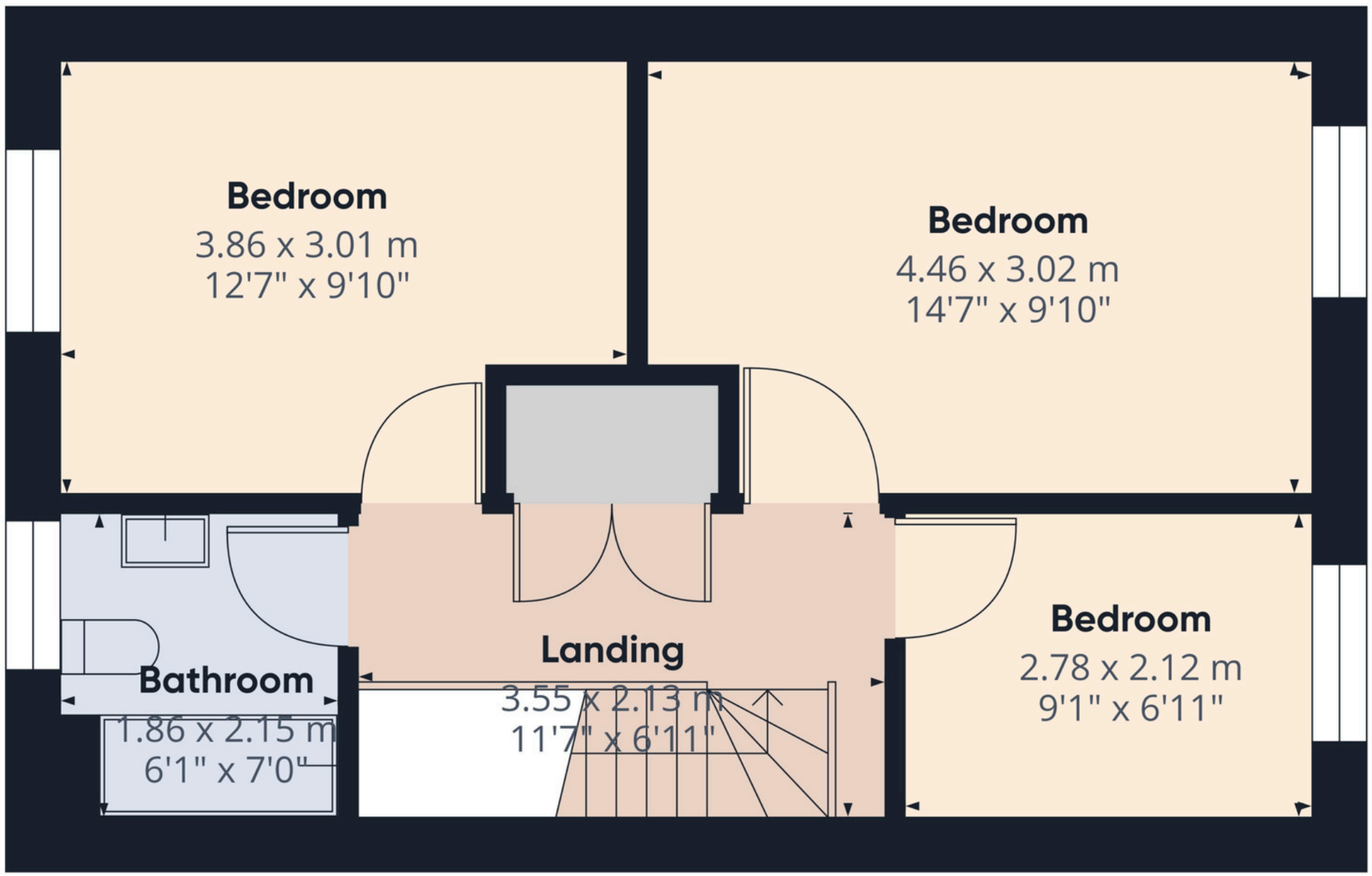
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

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Floor Plan



Floor 1

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Approximate total area(1)

39.3 m²

424 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.

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Outside

The property is approached via the front elevation, where there is off road parking available for two vehicles.

To the rear elevation, the level low maintenance enclosed garden is laid to lawn with an area of paved patio. This is a great space for outdoor activities and also provides a blank canvas for further landscaping.



Agents Note

The property is offered for sale on a shared ownership basis, with the current owner holding a 38% share.

Under the terms of the lease, additional shares may be purchased up to a maximum ownership of 80%. Full ownership of the property and its freehold cannot be acquired.

Prospective purchasers must also be able to demonstrate a local connection to the parish of St. Ive, either through residency or employment.

Interested parties are advised to seek further information regarding the shared ownership arrangements and eligibility requirements prior to proceeding.



Additional Information

SERVICES:

Mains electricity, gas, water and drainage.

VIEWINGS:

Strictly by appointment only. Please call 01579 345 543 or email liskeard@kivells.com to book your viewing.

Virtual Tour:
https://tour.giraffe360.com/42387057f1384771935baadf83953ec6

DIRECTIONS:

What3words: /// lowest.compelled.mouth

EE RATING: B

COUNCIL TAX BAND: B



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7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE
01579 345543 | liskeard@kivells.com | kivells.com