

KIVELLS

45 Trevanion Road
Liskeard, Cornwall





45 Trevanion Road

Liskeard, Cornwall, PL14 3QN

Guide Price: £250,000-£260,000

Three bedroom detached property

Spacious living accommodation over two floors

Within close proximity to many local amenities and public transport

Single garage and off road parking

Low maintenance enclosed gardens



Description

Striking detached period residence

A well presented three bedroom detached property set within a popular residential area and being within walking distance of a range of local amenities and public transport links.

The property offers spacious and well proportioned living accommodation arranged over two floors and enjoys far reaching countryside views to the rear elevation. The accommodation is light and airy throughout, making it an ideal family home.

Boasting off-road parking for one vehicle and a single garage, the property also benefits from low maintenance enclosed gardens that wrap around the home, providing a fantastic space for outdoor dining, entertaining, or simply relaxing.

Conveniently located with easy access to nearby schools, shops and transport links, a viewing is highly recommended to fully appreciate the accommodation that the property has to offer.



Accommodation

The Room Guide

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

Hallway

Doors off to all ground floor rooms, stairs rising to the first floor with under stair storage cupboard below, radiator, coving to ceiling, uPVC double glazed window to the front elevation.

W.C

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

Living Room

uPVC double glazed double doors leading to the conservatory, coving to ceiling, radiator, television point.

Conservatory

Triple aspect having uPVC double glazed windows to the rear and side elevations, radiator, uPVC door leading to the side elevation.

Kitchen/ Breakfast Room

uPVC double glazed window to the front elevation, uPVC double glazed sliding doors leading to the rear decking, a range of fitted wall and base units with rolltop work surfaces over incorporating a composite 1 1/2 bowl sink and drainer with mixer tap over, under counter space and plumbing for washing machine, built-in double oven, four ring gas hob with extractor fan over, space for freestanding American fridge freezer,, radiator.



Accommodation

The Room Guide

FIRST FLOOR

Obscure uPVC double glazed window to the front elevation, doors off to all first floor rooms, access to attic via loft hatch, built-in airing cupboard, coving to ceiling.

Bathroom

Obscure uPVC double glazed window to the front elevation, radiator, low-level W.C, wash hand basin with mixer tap and vanity storage below, bath with panelled surround and mixer shower tap over, partially tiled floor to ceiling.

Bedroom

uPVC double glazed window to the rear elevation with far reaching countryside views, coving to ceiling, radiator.

Bedroom

uPVC double glazed window to the rear elevation with far reaching countryside views, radiator, coving to ceiling.

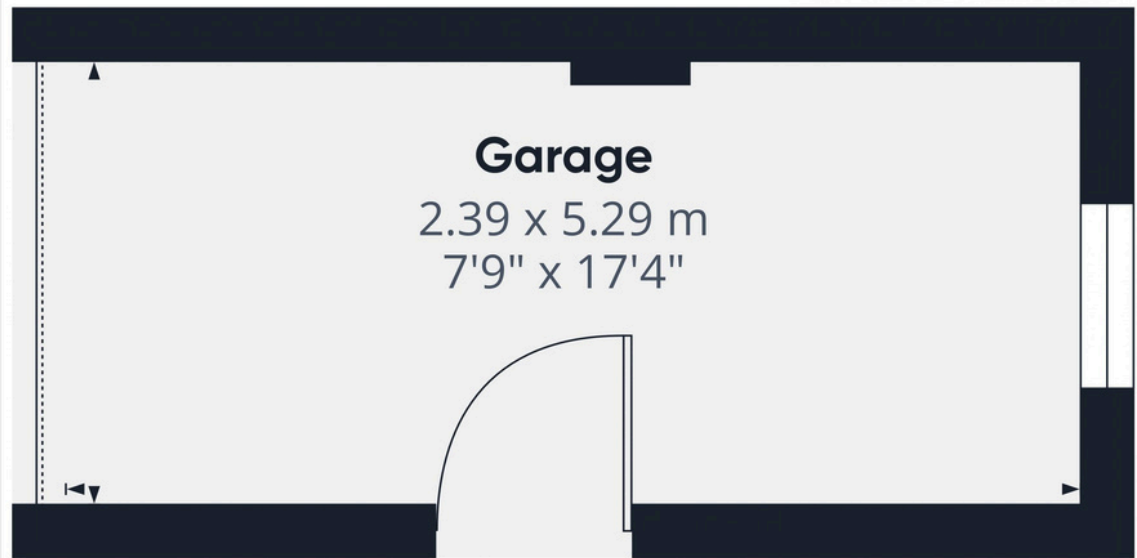
Bedroom

uPVC double glazed window to the front elevation, radiator, coving to ceiling.



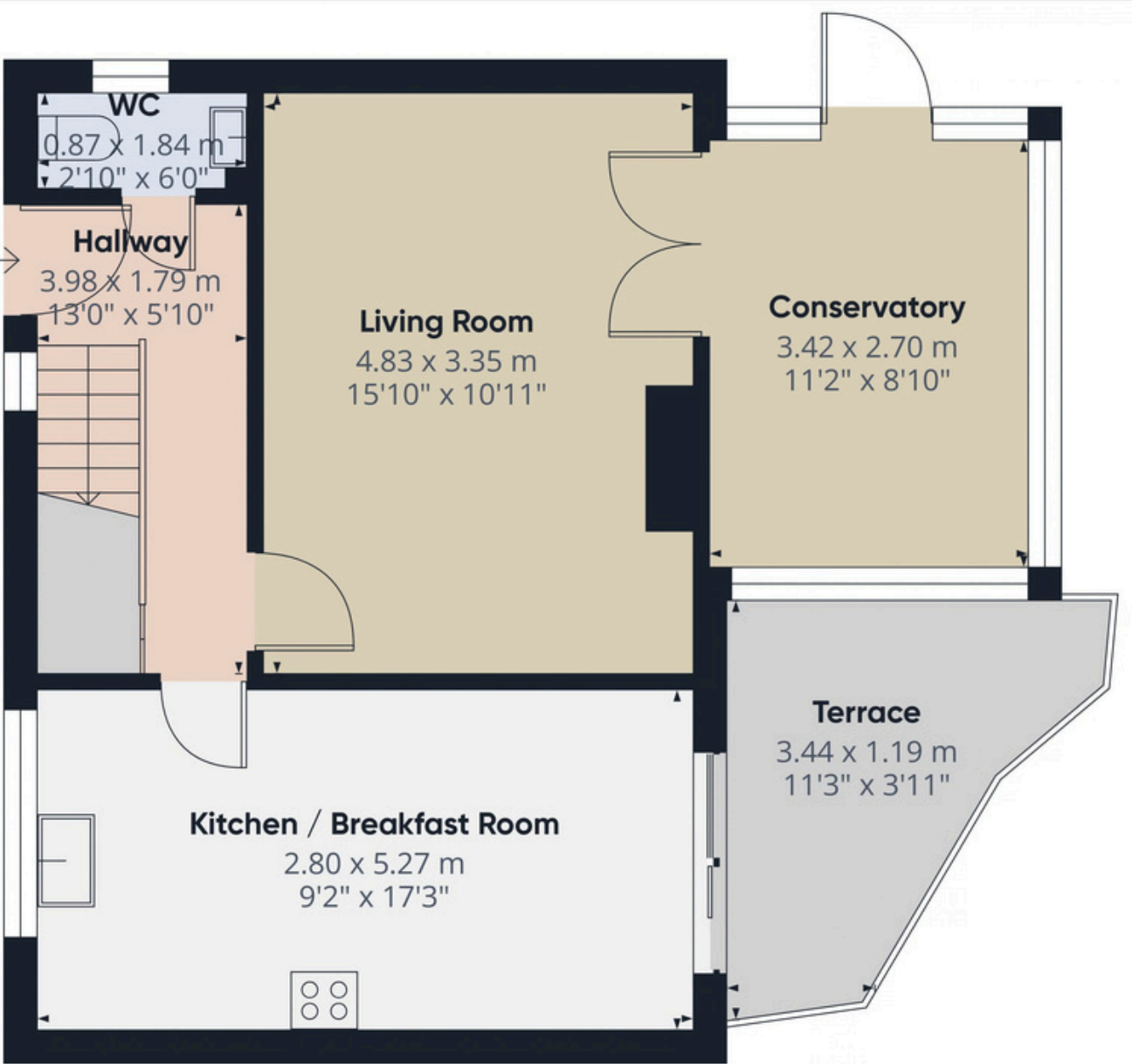
Floor Plan

See The Layout



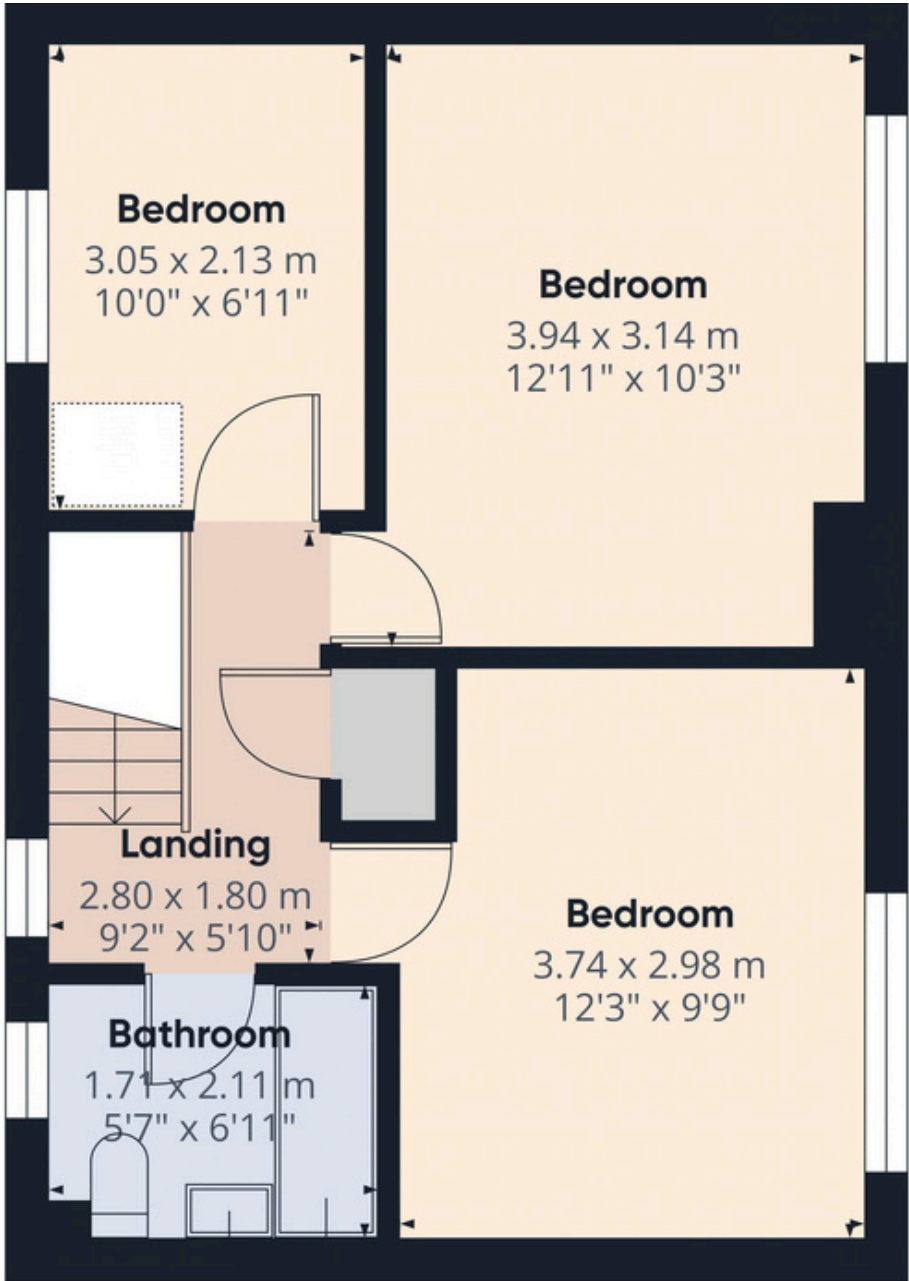
Approximate Total Area: 87.1 m2 | 938 ft2
(excluding garage)

Ground Floor



Floor 0 Building 1

First Floor



Floor 1 Building 1

Outside

External Spaces

The property is approached via a tarmacadam driveway providing off-road parking, leading to a single garage.

Steps lead down to the front door, where the garden is securely enclosed by a mature hedge line and timber fence border.

The outdoor space is split into functional areas, including a section laid to lawn and a raised patio that offers a practical space for outdoor dining and entertaining, complete with a timber pergola.

A raised deck area provides a pleasant seating space with direct access from the kitchen.

To the side elevation, the garden features a low-maintenance stone-chipped areas and a handy timber outbuilding providing useful storage.

Garage

Electric roller door with power and lighting throughout, offering storage, home gym/ office or parking facilities.



Additional Information

Useful Property Information

SERVICES:

Mains water, electricity, gas and drainage.

VIEWINGS:

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

Virtual Tour:

<https://tour.giraffe360.com/05ede8bf80884001b0ee3042a20e8f01>

DIRECTIONS:

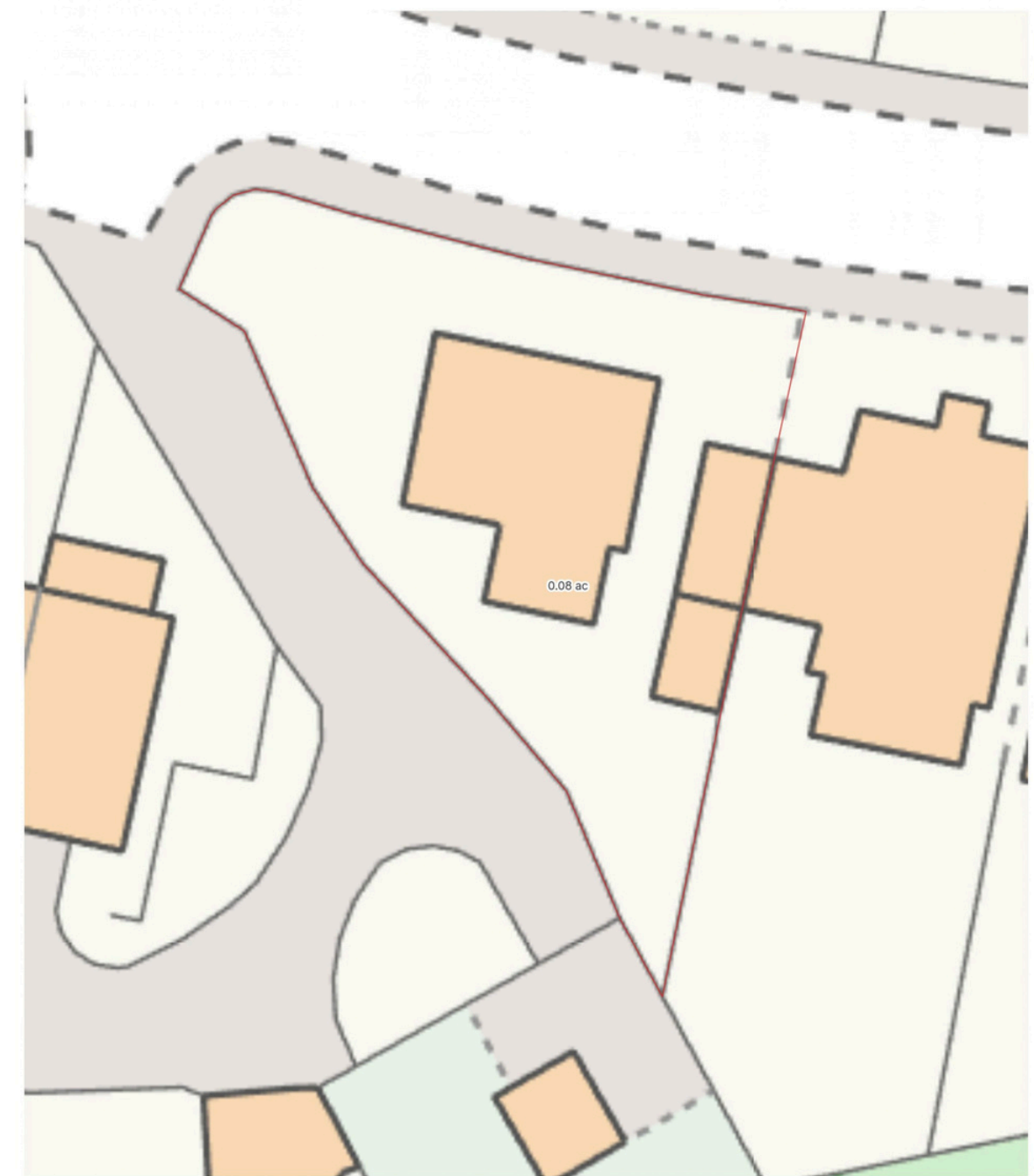
What3words: /// second.hotels.existence

EE RATING: C

COUNCIL TAX BAND: C

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Scale 1:182 (at A4)



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