



**Pensilva, Liskeard**  
**PL14 5PP**

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ESTATE AGENTS

## Guide Price £335,000

Pensilva offers a good range of local facilities to include a shop, church, primary school, community centre & modern health centre. For more comprehensive amenities the towns of Liskeard & Callington are within driveable reach. A number of countryside walks can easily be accessed.

- Exceptional Detached refurbished Bungalow
- Impressive Kitchen/Diner, separate Utility & Pantry
- 3 Double Bedrooms
- Stunning Family Bathroom and En suite to Master Bedroom
- VIEWING ESSENTIAL TO BE APPRECIATED
- BEING SOLD WITH NO ONWARD CHAIN



This impressive detached bungalow has been renovated and refurbished with a really high specification finish. It is a credit to its current vendors. The composite entrance door opens to a generously sized Boot room, which includes two large cloak storage cupboards with shoe storage. From here access is gained to the Living room and the Kitchen/Dining room. This impressive room is fitted with a range of modern base units, a tall cupboard which could house a fridge/freezer, maple work top surfaces with matching splashbacks & detailed wall panelling. Four ring Electric hob with an electric oven beneath, extractor above plus a breakfast bar with seating area beneath. Belfast sink, pan drawers and space for dishwasher. This room is a generously sized, very social space being the hub of the property, an ideal choice for entertaining. An inner hallway then leads to the Utility room where there is space for a fridge freezer, matching base units with maple work top surfaces, a circular sink plus space for a washing machine. Opposite the utility there is a good sized Pantry cupboard with shelving & matching base units with maple work surfaces. The principle reception room, the Living room, has feature wood panelling to one wall and would be a pleasure to relax in. An opening then leads into the Sun room which is dual aspect and could be utilised for individual preferences. It would easily lend itself to becoming a study for a home worker.

The Master Bedroom is a good sized double bedroom with feature panelling to one wall, which faces to the side overlooking the garden. A door leads through to the En suite with an over sized shower cubicle with a waterfall and secondary shower head. A vanity unit incorporating a shaped wash hand basin, enclosed cistern low level WC, tiling and heated towel rail. From the Kitchen/dining room there is a door which leads into a further Hallway which has a storage cupboard housing the new Worcester central heating and hot water boiler, plus a door to the side elevation. Bedroom Two is a double bedroom with feature panelling to one wall which faces to the side overlooking the garden. Bedroom Three is also a double bedroom with part panelling to one wall, with a window to the rear overlooking the garden.



The stunning Bathroom consists of an oval shaped bath with a free standing floor shower over. A vanity unit incorporating the enclosed cistern WC and a shaped wash hand basin, with heated mirror and heated towel rail.

#### OUTSIDE

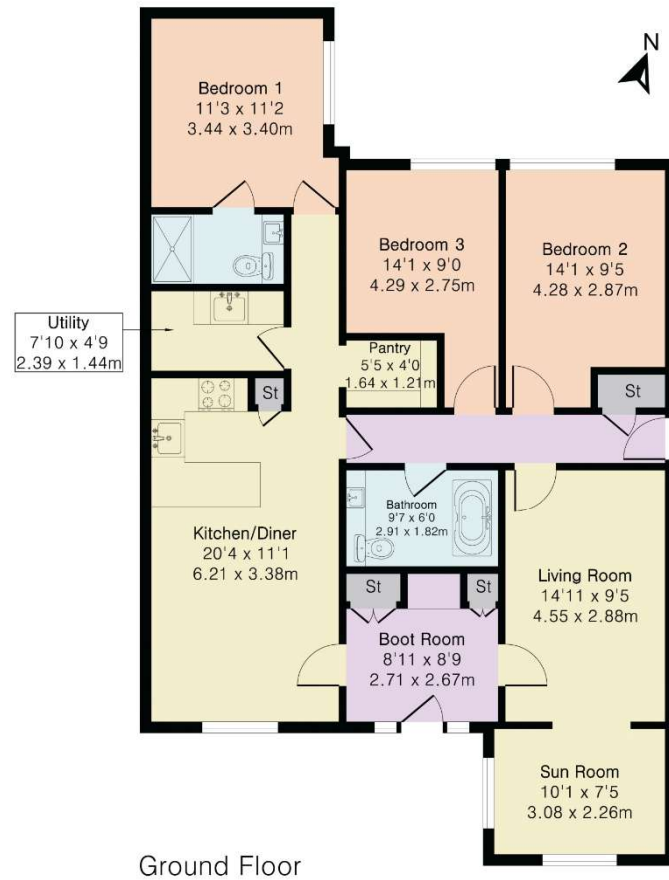
To the front there is a gateway which opens up to the parking area, suitable for 3-4 vehicles. The front garden has shrubs, trees & a paved area. To the side there are shrubs and natural hedging with a pathway leading around to the rear. At the rear, steps lead up to the private main garden, which is laid to pebble and edged with flowers, shrubs and trees. There is a seating area with pergola suitable for alfresco dining.

Services: Mains Electric Gas Water & drainage

Council Tax: According to Cornwall Council the Tax Band for the property is C



Approximate Gross Internal Area 1164 sq ft - 108 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 Plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 81                      |
| (69-80) <b>C</b>                            | 74      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

