



41 Trevanion Road

Liskeard, Cornwall, PL14 3QN

KIVELLS

41 Trevanion Road

Liskeard, Cornwall, PL14 3QN

Guide Price **£240,000**

Three bedroom semi detached house

Single garage and off road parking

Well proportioned living accommodation throughout

Low maintenance gardens to the front and rear elevations



Description

Offered to the market for the first time in over 40 years, this well-maintained three-bedroom semi-detached home presents a rare opportunity to acquire a property that has been lovingly owned throughout its lifetime.

Situated in a sought-after area of Liskeard, the accommodation is ideal for families and first-time buyers alike. The ground floor offers well-proportioned living accommodation, complemented by a conservatory to the rear, providing an excellent additional reception area with views over the garden.

To the first floor are three generous bedrooms, all of good size, together with the family bathroom.

Externally, the property benefits from off-street parking, a single garage, and an enclosed rear garden.

This is a fantastic opportunity to purchase a home in an established residential location. A viewing is highly recommended to appreciate the accommodation available.



Accommodation

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

Porch

Dado rail, coving to ceiling, uPVC door opening into:-

Living/Dining Room

uPVC double glazed window to the front elevation, gas fireplace with marble hearth, brick surround and marble mantle over, radiators, coving to ceiling, television point, uPVC double doors with glazed panelling inset opening onto:-

Conservatory

Dual aspect having uPVC double glazed windows to the front and side elevations, uPVC double doors with glazed panelling insets opening onto the rear garden.

Kitchen

uPVC double glazed window to the rear elevation, uPVC door with obscure glazed panelling inset opening onto the side elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a one and a half bowl composite sink and drainer with mixer tap over, space and plumbing for washing machine, under counter space for fridge and freezer, space for freestanding gas cooker with extractor fan over, tiled splashback, coving to ceiling.

Inner Hallway

Access to garage, stairs rising to first floor, uPVC double glazed window to the side elevation.

First Floor

Doors off to first floor rooms, access to attic via loft hatch, built in airing cupboard.

Bathroom

Obscure uPVC double glazed window to the rear elevation, pedestal wash hand basin with individual taps over, bath with panel surround and individual taps with electric mixer shower, built-in storage cupboards, tiled floor to ceiling throughout, chrome heated towel radiator.

W.C

Obscure uPVC double glazed window to the rear elevation, low-level W.C, partially tiled throughout, dado rail.

Bedroom

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

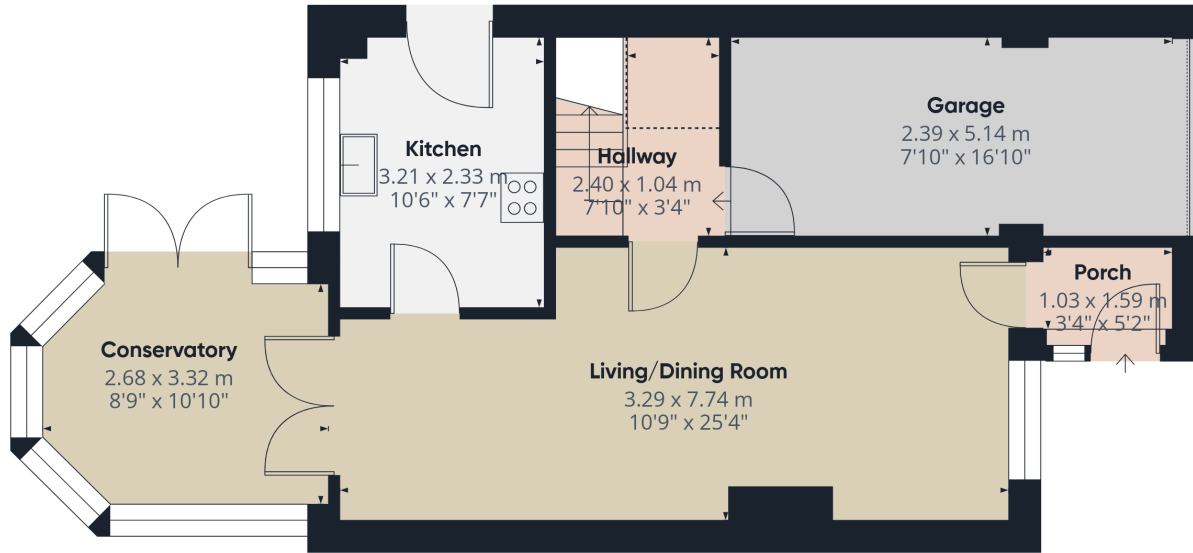
Bedroom

uPVC double glazed window to the front elevation, built-in wardrobes, radiator.

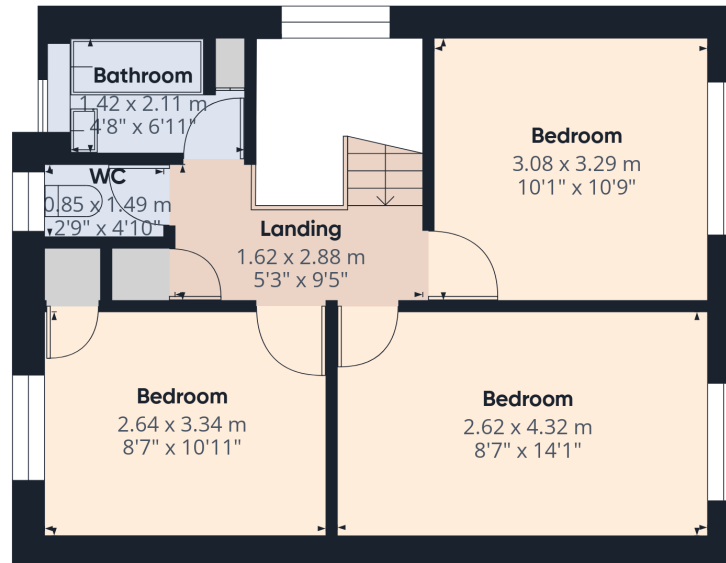
Bedroom

uPVC double glazed window to the front elevation, radiator.





Floor 0



Approximate total area⁽¹⁾

99 m²
1066 ft²

Reduced headroom

1.1 m²
12 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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Outside

Externally, the property benefits from a private concrete driveway to the front elevation, providing off-road parking for two vehicles and leading to the integral garage with an up-and-over door, offering additional parking or useful storage space. Adjacent to the driveway is a tiered front garden, attractively laid with stone chippings and complemented by potted flowers.

To the rear, the enclosed tiered garden has been thoughtfully designed for outdoor enjoyment. Accessed directly from the property, the upper decked seating area provides an ideal space for al fresco dining and entertaining, with steps leading down to a further decked area. The garden is beautifully bordered by a variety of mature trees, flowering shrubs and established planting, creating a private and attractive outdoor setting, all enclosed by timber fencing.



Garage

Up and over garage door, built-in shelving, power and lighting throughout.

Services

Mains water, electricity, gas and drainage.

 EE Rating - C

 Council Tax Band - C

 Directions

What3Words - trump.swing.widen

 Virtual Tour

<https://tour.giraffe360.com/95d79c8f59064715a31d69254002ba17>

Viewings strictly by appointment only

Please ring **01579 345543** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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