



Guide Price £300,000 - Freehold  
9, Rosecraddoc View, Tremar, Liskeard PL14 5SH

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ESTATE AGENTS



**\*\*BEING SOLD WITH NO ONWARD CHAIN\*\*** Detached bungalow in need of updating having the most wonderful countryside views. Brief accommodation comprises:- Hall, Lounge with feature fireplace, 3 Bedrooms (2 doubles), Kitchen-Dining room, Bathroom and WC.

Outside there is an attached Garage/Utility, ample Parking and front and rear gardens. The property is warmed via oil fired central heating and has uPVC double glazing. Wonderful countryside views can be enjoyed from the front elevation rooms and garden.



#### Situation:-

Tremar Village is a small charming village which has a farm shop within close proximity and is located on the fringe of Bodmin Moor. The sister Village of St Cleer offers local amenities to include public houses, MOT servicing garage and an extremely well recognised popular primary school and pre-school. The nearby market town of Liskeard offers a wide range of retail, leisure and educational facilities including primary and secondary schooling, mainline railway station linking London Paddington to Penzance, with a branch line to Looe.

#### Storm Porch:-

With covered roof and paved area gives access to:-

#### Bedroom 2:- 12'2" (3.71m) x 8'11" (2.72m)

Double bedroom having double glazed windows to the rear elevation overlooking the garden, radiator.

#### Bedroom 3:- 8'3" (2.51m) x 8'9" (2.67m)

uPVC double glazed door and windows to the rear elevation overlooking the garden, radiator.

#### Bathroom:- 9'1" (2.77m) x 5'10" (1.78m)

Suite comprising low level WC, wash hand basin, bath, corner shower unit including the shower, tray and enclosing doors. Wall mounted heated towel rail, tiling to the walls, uPVC double glazed frosted window to the side elevation, shaver point.





#### Hallway:-

uPVC double glazed window to the front elevation, uPVC double glazed door with leaf design glass detail. Loft access with ladder, radiator.

#### Lounge:- 14'10" (4.52m) x 14'11" (4.55m)

A spacious reception room which enjoys the most wonderful far reaching countryside views via the large uPVC double glazed windows. The main feature is the slate finished open grated fireplace, radiators.

#### Kitchen/Dining room:- 19'10" (6.05m) x 8'8" (2.64m)

Fitted with the range of wall and base units, roll top work surfaces, eye level oven. Pull out space saving cabinet, space for fridge/ freezer. Electric 4 ring hob, draw space, part tiling into the walls. uPVC double glazed windows to the rear elevation and door gives access to the garden. Internal door to Garage. Area suitable for dining room table and chairs, radiator, airing cupboard housing, the hot water tank and shelving and a further useful storage cupboard.

#### Bedroom 1:- 7'10" (2.39m) To Wardrobe x 12'0" (3.66m)

Double bedroom having uPVC double glazed windows to the front again enjoying views, range of wardrobes including partial mirror fronted doors, radiator.

#### WC:- 9'1" (2.77m) x 2'7" (0.79m)

Low level WC, uPVC double glazed frosted window to the side elevation, radiator, tiling to the walls.

#### Garage/Utility:- 10'9" (3.28m) x 18'2" (5.54m) Max

Wooden window to the side elevation and uPVC double glazed window with frosted glass on the side. Power and light, sink unit with base units beneath. Steps lead up to the kitchen, front up and over door.

#### Outside:-

To the front property is approached via a driveway, which leads up to the garage and front entrance. To the rear there is a patio and drying area. Pathway and steps lead up to an elevated lawn garden with flowers, shrubs and trees. The front can be accessed via pathways to each side elevation.

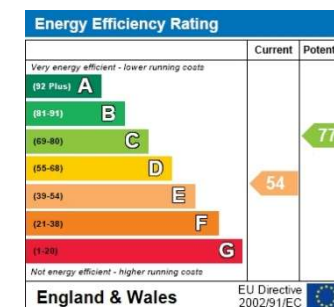
#### Services:-

Electric, water and drainage. Oil fired central heating.

#### Council Tax:-

According to Cornwall Council the band is D.





AGENTS Note:-  
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Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.  
Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.  
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