Pensilva, Liskeard

PL14 5PW

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Guide Price £210,000

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.

- **Semi Detached Bungalow set in a cul de sac location of popular Village**
- **Good sized Lounge/Dining room**
- **2 Bedrooms**
- **Gardens, Garage and Parking**
- **Far reaching countryside views**
- **BEING SOLD WITH NO ONWARD CHAIN**

This semi detached bungalow situated within the popular village of Pensilva has the advantage of being sold with no onward chain. The property is approached via the driveway which leads up to the side entrance door. This opens to the hallway giving access to the internal accommodation. Here loft access can be gained and there is a radiator and a useful storage cupboard. The kitchen is fitted with a range of wall and base units with roll top work surfaces over. There is a modern Worcester central heating and hot water boiler, free standing cooker, washing machine, tumble dryer and fridge. Larder cupboard with shelving and a sink unit with drainer. This is a dual aspect room, the front having wonderful far reaching countryside views.
The good sized lounge has the main feature as the fireplace including a living flame coal effect electric fire with surround, mantle and hearth. Large double glazed uPVC window to the front elevation where the best views from the property can be enjoyed. There are also two radiators and exposed wooden floorboards.

Bedroom one is a nice sized double bedroom with free standing chest of drawers, bedside cabinets and a radiator. uPVC double glazed sliding door giving access to the rear garden and windows face to the rear.
Bedroom two has a free standing wardrobes, uPVC double glazed window to the rear elevation overlooking the garden and radiator. To finish the wet room comprises of low level WC, wash hand basin, walk in shower with a bar shower, anti slip flooring, part tiling to the walls, frosted side window, radiator, shaver light and point and extractor.

OUTSIDE

To the front on entering the driveway there is a parking bay to the left suitable for one vehicle. The driveway stretches up to the garage and to the rear. (Please note the driveway is shared with a neighbour). The front garden is mainly laid to lawn with shrubs, stone walling, natural hedging and fencing. The rear garden consists of a paved patio area ideal for outside dining and garden patio furniture. Steps lead up to to a further paved section and there are flower beds and a section of artificial lawn. There is a gateway giving access to the side and the garage.

The garage has a metal up and over door, side door and window.

Services:- Electricity, water, drainage and gas.

Council Tax:- According to Cornwall council the ban

Ground Floor

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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.

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