



Offers above £250,000 - Freehold
Upton Cross , Liskeard

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ESTATE AGENTS

Situated in the popular village of Upton Cross is this nicely presented terraced house which backs on to fields and enjoys countryside views from the rear. Brief accommodation comprises:- Porch, Hall, Lounge with feature fireplace housing a wood burner, Kitchen/Dining room with built in appliances on the ground floor. On the first floor there are 3 Bedrooms and Family Bathroom.

Outside there is a recently completed off street parking bay for 2 vehicles, To the rear there is a large Garden ideal for the family and entertaining, There is a useful shed, storage building, outhouse/utility and toilet.

Viewing recommended.



Situation:-

Upton Cross is a rural village which is in an area of outstanding natural beauty on the fringes of Bodmin Moor. It lies midway between Liskeard and Launceston. Amenities offered in the village include a primary school, post office, parish church, village hall, 17th century Caradon Inn and nationally renowned Sterts Art Centre with an amphitheatre, gallery and bistro. The neighbouring village of Pensilva also offers amenities including farm shop, late night convenience store, doctors surgery and the Millenium community centre. Liskeard is the nearest town centre and is a thriving market town and administrative centre of South East Cornwall. It offers a range of shopping, educational and recreational facilities. A mainline railway station is within walking distance of the town centre with connections to London Paddington (via Plymouth) and a branch line to the fishing port of Looe.

Landing:-

With access through to the bedrooms and bathroom. uPVC double glazed window to the rear elevation enjoying views across fields, woodland and countryside.

Bedroom 1:- 10'8" (3.25m) x 10'6" (3.2m)

Double bedroom with uPVC double glazed window to the front elevation, walk in wardrobe with hanging rail, central heating and hot water boiler, shelving and storage space, sliding doors two mirror fronted, radiator.

Bedroom 2:- 12'4" (3.76m) x 7'11" (2.41m)

uPVC double glazed window to the front elevation, radiator, wardrobes with hanging rails and cupboards above.

Bedroom 3:- 8'2" (2.49m) x 7'11" (2.41m)

uPVC double glazed window to the rear again enjoying views across the far reaching countryside and woodland, radiator.



Porch:- 3'11" (1.19m) x 2'5" (0.74m)

uPVC double glazed entrance door with detailed glass inset and matching side panel, gives access through to the porchway, with slate tiled flooring, uPVC double glazed entrance door with inset glass detail gives access through to:-

Hallway:- 4'0" (1.22m) x 4'1" (1.24m)

Stairs rising to the first floor, access through to the lounge and kitchen/dining room.

Kitchen:- 10'11" (3.33m) x 16'0" (4.88m)

Fitted with a range of modern wall and base units, roll top work surfaces, drawer space, built in dishwasher, fridge/freezer, double oven and four ring ceramic hob with a stainless steel canopy above incorporating the extractor. Sink unit with 1.5 bowls, drainer and swan neck tap over. uPVC double glazed window to the rear elevation over looking the garden, modern tiling finished in chrome, breakfast bar station with base units, pan drawers, seating area and matching work top surface over. Area suitable for dining table and chairs, uPVC double glazed window to the front elevation, radiator and uPVC double glazed door with inset glass panel and cat flap to the rear.

Lounge:- 10'9" (3.28m) x 16'3" (4.95m)

Good sized room, main feature is the fireplace with cast iron wood burner set on a slate hearth with granite pillars and lintel. Recessed areas to either side of the chimney breast, uPVC double glazed windows to the front and rear elevations and radiator.

Bathroom:- 7'4" (2.24m) x 5'5" (1.65m)

Comprising low level WC, vanity unit with wash hand basin and cabinets, bath with an electric shower over and shower screen. Part tiling to the walls, uPVC double glazed frosted window to the rear, heated towel rail.

Outside:-

To the front there is a parking bay which is finished in slate chippings, suitable for 2 vehicles and is finished with walling. Small lawned area and a gateway gives access to a pathway that leads to the front entrance. To the rear there is a large paved patio suitable for garden furniture, outside dining etc. The large main garden is laid to lawn and enclosed with natural hedging and garden fencing and back on to fields. Garden shed, outside tap, storage building with enclosing door, oil tank. Side gate then gives access to the front.

Outhouse/Utility 8'9" (2.67m) x 5'9" (1.75m)

Having work top surfaces, sink unit with drainer, under unit space and plumbing for washing machine, space for tumble dryer and under unit fridge/freezer. Base and wall cabinets and window to the side, door gives access to:-

Toilet:- 2'8" (0.81m) x 5'6" (1.68m)

With low level WC.

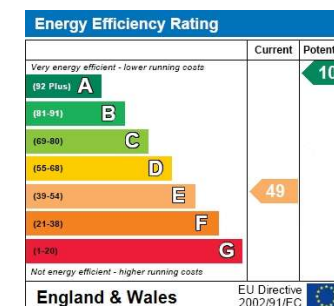
Services:-

Mains electricity, mains water.

Council Tax:-

Cornwall Council states tax banding for this property is B





AGENTS Note:-

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.

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.

Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.

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