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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

GREENHEDGES DOBSONS CLOSE, CALLINGTON ROAD, LISKEARD, PL14 3HB

OFFERS IN EXCESS OF £300,000





SOLD - Scott Parry Associates are pleased to report another successful sale - A detached bungalow in need of some improvement, set in a tucked away traffic free location within a generous level plot and benefitting from a range of garage/workshop space. About 1467 sq ft, Sunroom, Sitting Room, Kitchen/Dining Room, 3 Bedrooms, Cloaks/WC, Bath/Shower Room, Laundry Room, Ample and Level Driveway Parking, Gardens, Range of Garaging/Workshop Space (about 1010 sq ft) with Potential.

TOWN CENTRE 0.5 MILE, RAILWAY STATION 1 MILE,
LOOE 9 MILES, PLYMOUTH 19 MILES, TRURO 36 MILES

LOCATION

Dobsons Close is an exclusive traffic free position comprising just four individual houses and bungalows. This is a convenient location being about 0.5 mile from the town centre or 1 mile to the mainline railway station, this combined with straightforward access to the A38 enables an easy commute to the major cities of Plymouth, Truro and Exeter.

The ancient stannary town of Liskeard with it's notable town centre architecture, offers the usual amenities including a hospital together with a range of shopping, educational and recreational facilities. The town of Saltash (12 miles) has a Waitrose store on its northern outskirts and long frontage to the tidal River Tamar with moorings (subject to availability) and a public slipway. Golf is available at Bindown, near Looe, also with a spectacular waterside course at Portwrinkle and at St Mellion International Resort with its leisure facilities.



The wide expanse and beaches of Whitsand Bay are within easy driving distance, providing opportunities for boating, sea fishing and other water sports. The City of Plymouth has an excellent shopping centre set against the historic waterside areas of The Barbican and Hoe.

In addition the southern foothills of Bodmin Moor and many places of immense natural beauty and historical interest lie a short distance away providing boundless leisure opportunities.

DESCRIPTION

Available on the open market for the first time for 32 years, a detached bungalow in a tucked away location yet within walking distance of the town amenities. The property would benefit from some improvement and offers immense potential with the north wing comprising about 1010 sq ft of garage/workshop space which may have potential for alternative uses including residential accommodation, annexe wing or indeed work from home space, subject to any consents that may be required.

The property has mains gas central heating and full double glazing, extending to about 1467 sq ft and briefly comprising as follows - Reception Hall - 18' Sitting Room - 29' Conservatory - 19' Kitchen/Dining Room - 3 Bedrooms (2 of which are Double) - Bathroom - Cloaks/WC - Laundry Room - Porch Area connecting with the garage/workshop space.

OUTSIDE

Greenhedges is situated at the end of a private driveway (in ownership but neighbouring properties have rights of way over). The drive opens into a large and level private parking area for many cars with ample space for motorhome, caravan etc. This in turn leads to the garage/workshop space which extends to about 1010 sq ft which provides garaging for 4 cars or has potential for alternative uses subject to any consents that may be required.

The gardens are level lawn with a large decked sun terrace.

EPC RATING - D, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity, drainage and gas.

Broadband - Ultrafast available. Mobile Signal - Indoor - Likely, Outdoor - Likely.

DIRECTIONS

Using Sat Nav - Postcode PL14 3HB



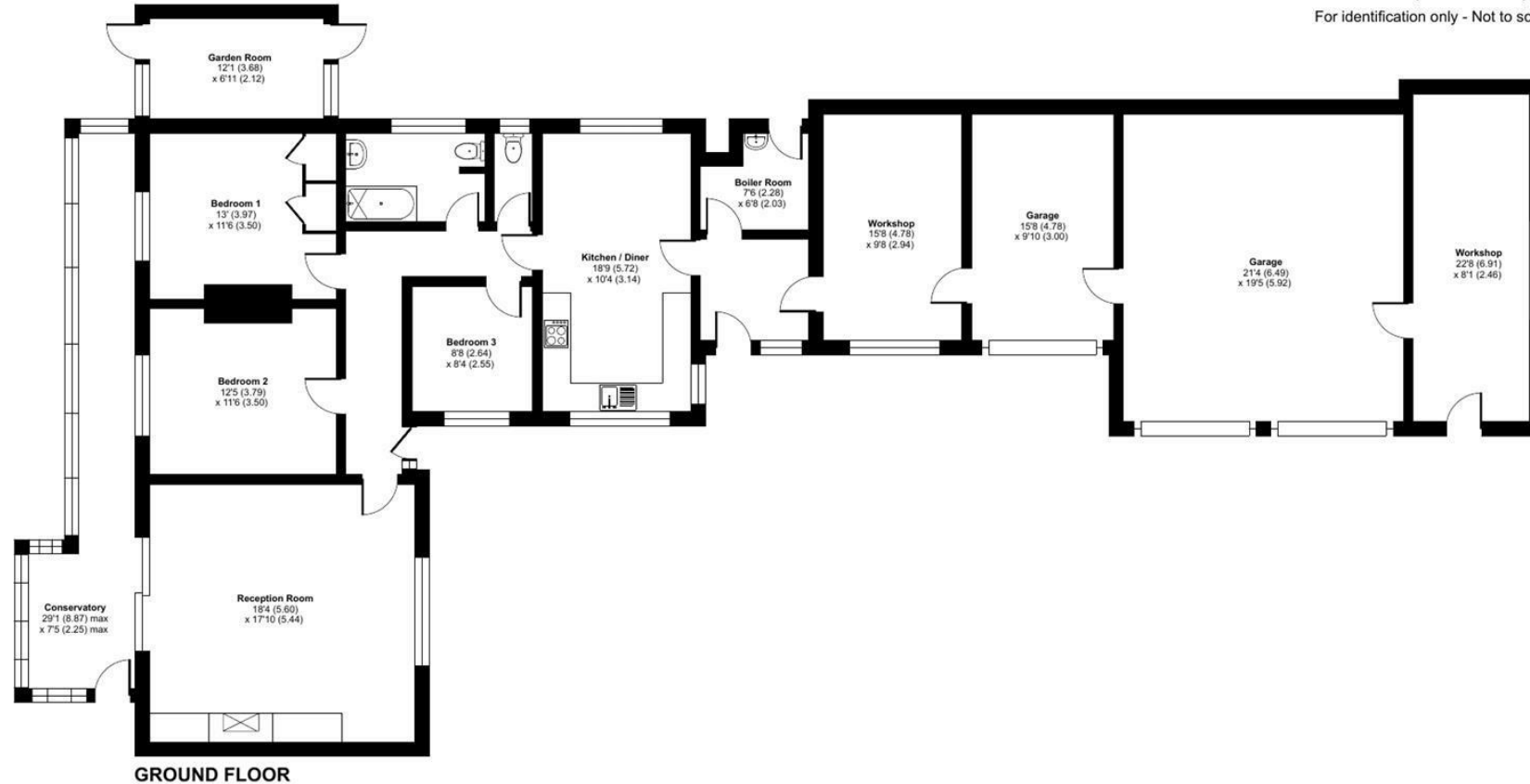




Dobsons Close, Callington Road, Liskeard, PL14

Approximate Area = 1467 sq ft / 136.2 sq m
Garages = 926 sq ft / 86 sq m
Outbuilding = 84 sq ft / 7.8 sq m
Total = 2477 sq ft / 230 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Scott Parry Associates. REF: 1227408

These particulars should not be relied upon.