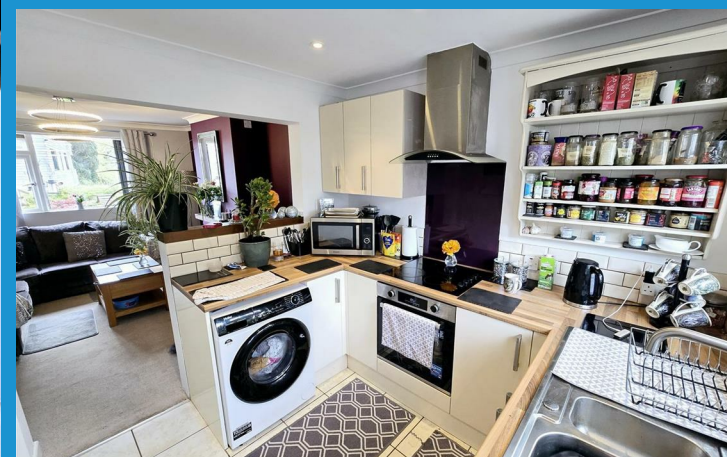




Clairemont Place
St. Cleer | Liskeard



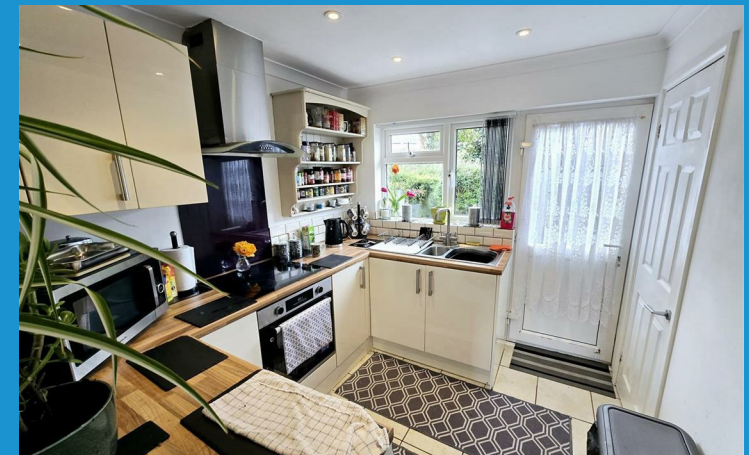
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A well presented 2 bedroom semi-detached bungalow situated in a peaceful edge of village setting featuring wonderful country views. The property is set in a generous plot which includes spacious gardens which wrap around the front and side of the property where the great views can be enjoyed.

The property has accommodation including an entrance hallway with a door into the living room which has a fireplace and good views from the front window. There is a walkway into the modern kitchen which has a range of wall and base units and a door to the rear. There is a spacious double bedroom with an additional bedroom and a well presented bathroom.

The gardens are a real feature of the property, mainly laid to lawn with a patio area and a pathway around the front and side of the property. The garden has wonderful views and a greenhouse. The property is currently accessed via a right of way over the neighbouring property although the vendor has obtained planning permission for a new private access to this property via the side under the planning reference PA23/07380.



Situation

St Cleer is a pretty moorland village situated on the edge of Bodmin Moor offering superb walking, riding and famous Heritage sites . Within the village itself facilities include Parish Church, two public houses, MOT servicing garage, renowned farm shop and a well regarded primary school with pre-school. Siblyback Lake Country park is only a stone's throw from the village providing a range of watersports and outdoor activities. The neighbouring market town of Liskeard is within 3 miles and provides everyday town centre facilities along with a retail park, supermarkets, leisure centre, community hospital and both primary and secondary schools. Also the A38 dual carriageway is easily accessible with direct access to Plymouth, Devon and westbound further into Cornwall.

Directions

The postal code for the property is PL14 5ED. The property can be found on the edge of the village opposite and just below the school.

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Entrance Hallway

Living Room
13'6" x 10'8" max (4.14m x 3.27m max)

Kitchen
8'5" x 7'10" (2.57m x 2.39m)

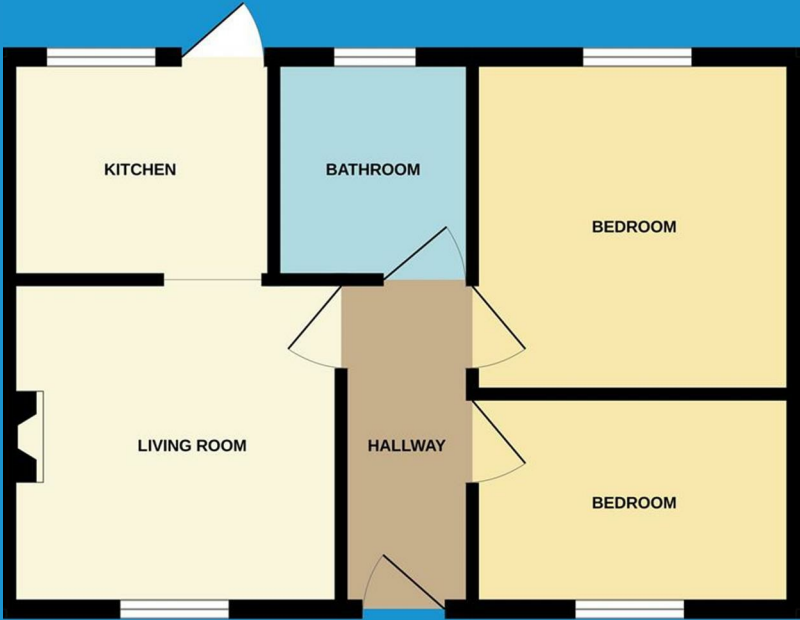
Bathroom
8'2" x 5'10" max (2.49m x 1.79m max)
1.79m max to 1.04m

Bedroom 1
13'1" x 9'10" (4.01m x 3.00m)

Bedroom 2
9'9" x 8'8" (2.98m x 2.65m)

Services
Mains Electricity, Water and Drainage
Private Gas
Central Heating Type - Propane Gas
Council Tax Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. 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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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