



Highview Close  
Tremar | Liskeard



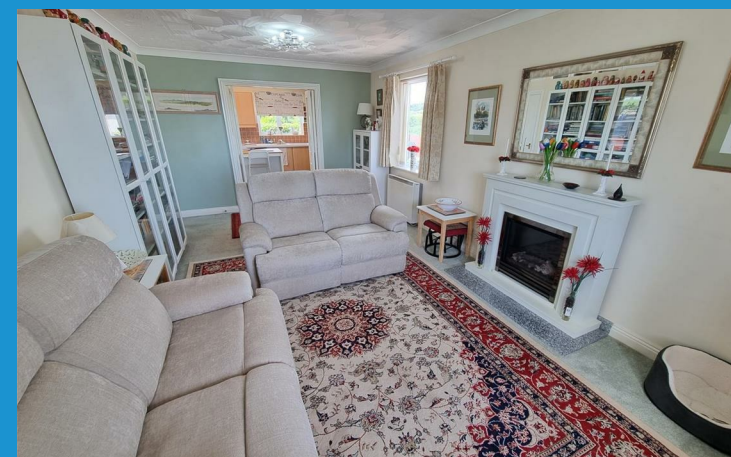
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A light and spacious 2 double bedroom detached bungalow situated in a peaceful village setting with wonderful countryside views at the front, side and rear. This well presented property has an enclosed garden at the rear which backs onto fields, driveway parking and a garage.

The accommodation includes an entrance hallway, generous living room with a bay window with rooftop countryside views alongside an additional side window which again has a lovely countryside outlook. There is a kitchen and breakfast room with a view into the garden alongside doors to the side and a door into the garden at the rear.

There are 2 spacious double bedrooms with the back bedroom being en-suite with a view into the garden. There is an additional shower room and an airing cupboard. At the front there is a well stocked garden with great views with driveway parking at the side leading to the garage. The rear garden is mainly laid to lawn with a patio and a range of mature shrubs with a pathway providing side access.



### Situation

Situated in the rural village of Tremar which is within three miles of Liskeard town centre. Liskeard benefits from a range of retail amenities, leisure centre and supermarkets, community hospital and both primary and secondary schools. Siblyback Lake Country park is only a stone's throw from the village providing a range of watersports and outdoor activities. There are also transport links to include the A38 which links Plymouth to Cornwall. A main line railway with links from London to Penzance.

### Directions

The postcode to the property is PL14 5SJ.

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## Entrance Hallway

## Living Room

19'7" x 11'2" (5.98m x 3.41m )

## Kitchen / Breakfast Room

14'3" x 9'7" (4.35m x 2.94m )

## Bedroom 1

10'2" x 10'0" (3.11m x 3.07m )

## En-Suite

8'3" x 2'11" (2.53m x 0.89m)

## Bedroom 2

10'0" x 9'4" (3.07m x 2.87m )

## Shower Room

9'4" x 5'7" (2.85m x 1.71m )

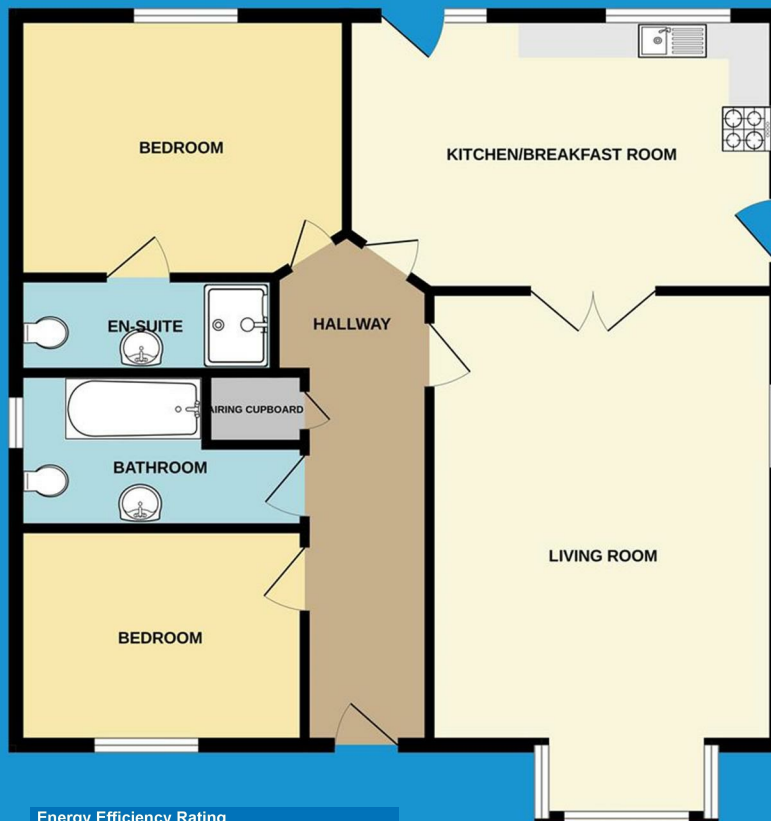
2.85m narrows to 1.94m

## Services

Mains Electricity, Water and Drainage.

Council Tax Band C

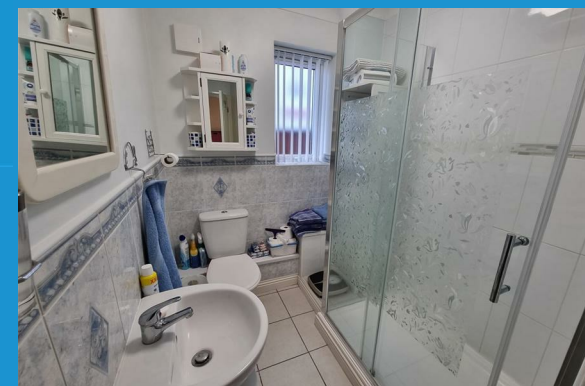
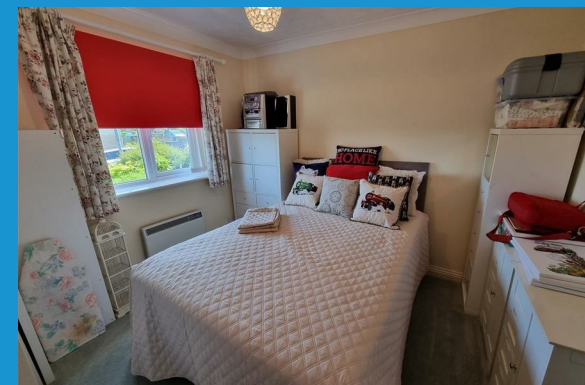
Storage Heaters



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

84

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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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