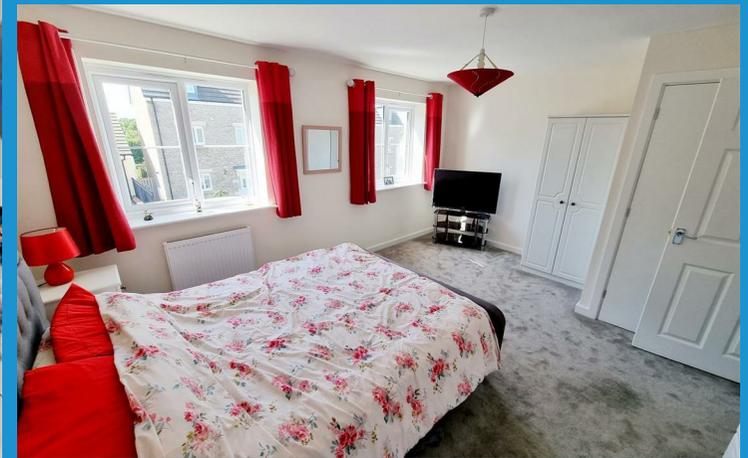




Gemini Drive
Liskeard | Cornwall



Town • Country • Coast



Offering generous space inside and outside is this semi-detached modern house on a newly established development. The kitchen/dining room overlooks the level garden. The master bedroom is a particularly good side and offers plenty of space.

You enter the property into a hallway with a staircase leading off. The sitting room is front aspect and offers plenty of space for furniture. A door opens into the sizable kitchen/dining room with a range of modern eye and base level units plus space for appliances. A view is enjoyed over the lovely rear garden. To one side of this room is a door to a built in storage cupboard and a W/C. A further door opens out to the rear garden.

On the first floor are 2 double bedrooms and a family bathroom. The master bedroom is front aspect with 2 windows and has plenty of space for freestanding bedroom furniture. Bedroom 2 overlooks the rear garden and is another double bedroom. Both bedrooms share a family bathroom which has a contemporary white suite with a shower over the bath.

To the side of the property is a tandem driveway for 2/3 vehicles. To the rear of the property is a larger than average enclosed garden which is level and landscaped with low maintenance gardening in mind. There are large areas of gravel with several seating areas and a patio area against the kitchen/dining room.



Situation

The property is situated only a short drive from the town centre. The usual market town facilities can be found in Liskeard including a wide range of shopping, educational and recreational facilities with a sports centre and main line railway station. The city of Plymouth lies within commuting distance where there is also excellent shopping, and car ferry to France and Spain. The South Cornish coastline lies approximately 10 miles distant. Golf is available at Bindown, near Looe, also at the spectacular waterside course at Portwrinkle and the internationally renowned course at St Mellion with its additional leisure facilities. Boating, sea fishing and other water sports are available all along the South Cornish coast. The property is conveniently location with quick access to the town, railway station, A38 and of course the beautiful countryside and coastline of South East Cornwall.

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Entrance Hallway
6'2" x 5'2" (1.89m x 1.59m)

Sitting Room
12'10" x 11'9" (3.92m x 3.60m)

Kitchen/Diner
13'11" x 9'10" (4.25m x 3.02m)

W/C
5'4" x 3'5" (1.65m x 1.06m)

First Floor Landing

Bedroom 1
15'4" max x 12'2" (4.68m max x 3.73m)

Bedroom 2
14'7" x 8'1" (4.46m x 2.47m)

Bathroom
6'11" x 6'2" (2.12m x 1.90m)

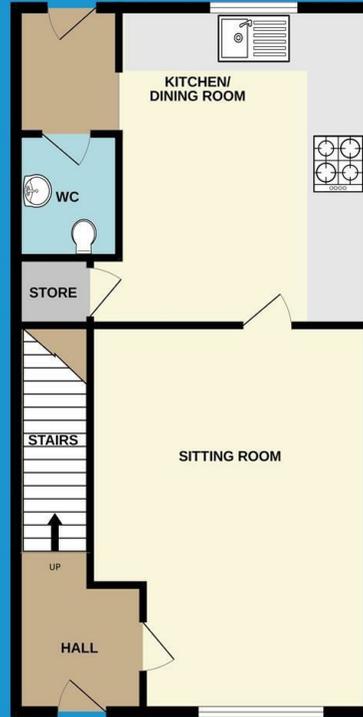
Services

Mains Gas, Electricity, Water & Drainage.
Gas Central Heating.
Council Tax Band B.

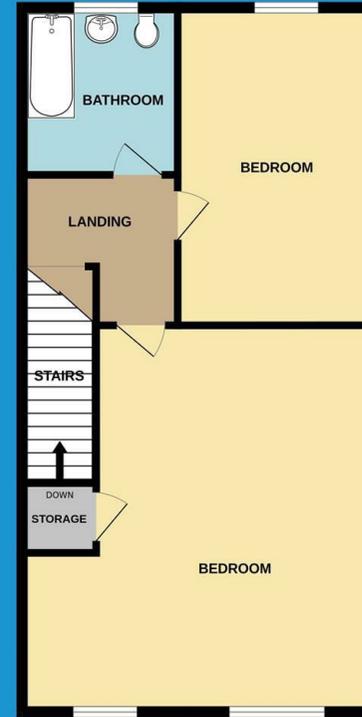
Agents Note

We understand there is an estate management charge of circa £180 per annum (TBC)

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

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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