



Well Lane

St. Cleer

Liskeard

PL14 5DT

Guide Price £115,000

- Cottage In Village Location
- In Need Of Some Renovation
- No Onward Chain
- EPC Rating - E42



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - 473.61 sq ft



uPVC front door into

**OPEN PLAN KITCHEN/LIVING ROOM:**

17'8" x 11'2" (5.38 x 3.4)

Two uPVC double glazed windows to front. Wooden base units with roll edge work surfaces. Single bowl stainless steel sink unit with tiled splashbacks. Space for electric cooker. Double wooden wall mounted cupboard. Open fireplace with stone surround and hearth, wooden mantle. Night storage heater. Stairs to First Floor. Door to

**REAR HALL/UTILITY AREA:**

Obscure uPVC door to rear (for emergency access). Space and plumbing for washing machine. Door to

**BATHROOM:**

7'3" x 4'4" (2.21 x 1.32)

Obscure uPVC double glazed window to rear. Panelled bath with electric shower over. Pedestal wash hand basin. Low level WC. Tiled to splash areas.

From the Open plan Kitchen/Living area, a turning staircase rises to the

**FIRST FLOOR LANDING/STUDY AREA:**

uPVC double glazed window to the front. Night storage heater. Door to

**BEDROOM:**

11'3" x 7'9" (3.43 x 2.36)

Dual aspect room with uPVC double glazed windows to front and rear. Access to loft.

**OUTSIDE:**

To the front is a small area suitable for potted plants.

**SERVICES:**

Mains drainage, electricity and water.

**COUNCIL TAX:**

Band A - As verified by a valuation website.



## Directions To Property

### Contact Us

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### Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	