

Upton Cross  
Liskeard  
PL14 5AY

Offers Over £325,000

- Terraced Cottage With Four Bedrooms
- Requires Some Renovation, Offers Potential For Personalisation
- Generous Garden & Additional Building Plot At The Rear (Full PP Granted)
  - Perfect For Gardening Enthusiasts Or Potential Development
- Characterful Property With Charm
  - Ample Parking
- Scan QR For Material Information



Tenure - Freehold

Council Tax Band - C

Floor Area - 1048.00 sq ft



4



1



1



D59

Wooden glazed door into

#### Porch:

Wooden windows to two sides. Slate floor. Wooden glazed door into

#### Hallway:

Stairs to First Floor. Door to rear hallway. Radiator. Doors off

#### Sitting Room:

13'9" x 11'7" (4.21 x 3.55)

uPVC double glazed window to front. Beamed ceiling. Stone and granite fireplace suitable for a wood burner. Radiator.

#### Kitchen/Dining Room:

19'0" x 11'1" (5.81 x 3.38)

Dual aspect room with uPVC double glazed windows to front and rear. Slate floor. Range of base units with wood front doors under granite work surfaces, uprights and sills. Belfast sink. Space and plumbing for dishwasher. Electric halogen four ring hob with AEG oven under. Rayburn Royal with granite lintel. Further nook with granite lintel. Beamed ceiling.

From the Hallway a door leads into

#### Rear Hall:

Door to garden and door to

#### Utility Room:

10'2" x 6'4" (3.10 x 1.95)

uPVC double glazed window to rear. Radiator. This room is stripped back to stonework and will need completing.

From the Hallway, a turn staircase rises to the First Floor Landing. Stained glass window to rear.

#### First Floor Landing:

Doors off

#### Bedroom Three:

13'11" x 7'7" (4.26 x 2.33)

uPVC double glazed window to rear. Radiator. Wooden floor.

#### Principal Bedroom:

11'7" x 11'5" (3.54 x 3.50)

uPVC double glazed window to front with views over fields. Radiator. Wooden floor.

#### Bedroom Four:

8'4" x 7'8" (2.55 x 2.36)

uPVC double glazed window to front with views over fields. Radiator.

#### Bedroom Two:

11'3" x 8'10" (3.45 x 2.71)

uPVC double glazed window to front with views over fields. Radiator. Wooden floor.

#### Family Bathroom:

8'0" x 7'7" (2.44 x 2.32)

Obscure uPVC double glazed window to rear. Fully tiled walls. Claw foot bath with shower over and shower screen. Pedestal wash hand basin. Low level WC. Period style radiator with towel rail. Wooden floor.

#### Outside:

To the front of the house is a granite and wrought iron railing entrance onto a paved patio with raised plant beds.

To the rear of the cottage is a garden with a variety of mature shrubs and trees. Beyond this is the building plot with detailed planning consent for an architect designed three bedroom detached dormer bungalow. The plot offers wonderful far reaching views of the surrounding undulating Cornish countryside and has provision for off road parking and generous gardens. There is also parking to the rear.

#### Material Information

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)



Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great

Parking:

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None





Upton Cross, Liskeard, PL14 5AY

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager  
Lizzie Collins  
01726 72236  
ecollins@millerson.com

## Contact Us

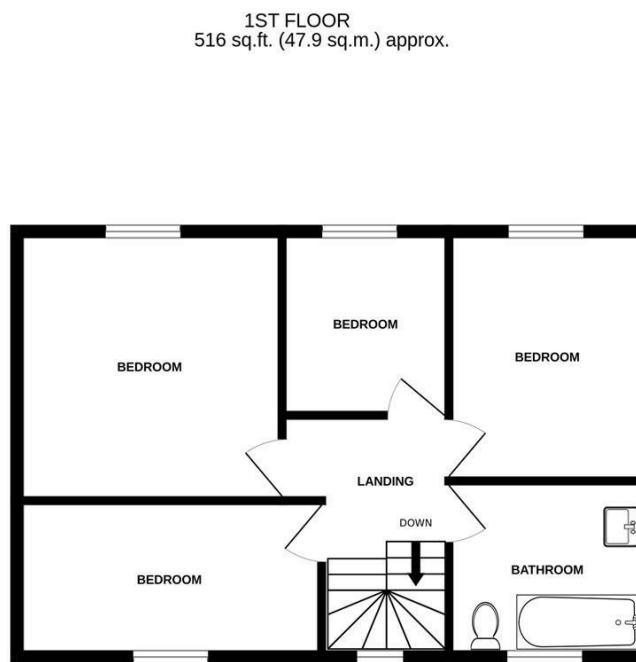
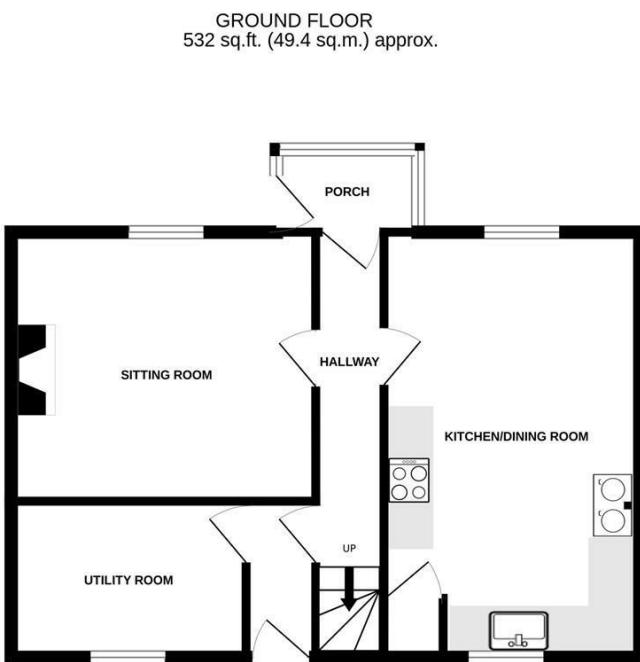
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TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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