



Austin Close

Liskeard

PL14 3FQ

Offers In The Region Of  
£160,000

- Freehold Coach House
  - Open Plan Style Lounge/Kitchen/Dining Room
- Two Double Bedrooms
  - Shower Room
  - Parking
  - Garage
- Scan QR For Material Information



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Tenure - Freehold

Council Tax Band - B

Floor Area - 775.00 sq ft



Semi obscure composite door into

**Entrance:**

Tiled floor. Consumer unit. Stairs rise to

**First Floor Landing:**

Roof window. Linen cupboard with slatted shelving housing the gas fired combination boiler. Radiator. Doors off

**Open Plan Living Room/Kitchen/Dining Room:**

18'10" x 17'7" (5.75m x 5.38m)

Enjoying a triple aspect, this space is filled with natural light from the uPVC double glazed windows to the front and a charming bow window with a deep sill to the side, offering partial countryside views. Fitted wooden window shutters add a touch of elegance. Two Velux roof windows further enhance the brightness, while two radiators ensure comfort.

Wall mounted central heating thermostat.

The kitchen features a range of base and wall-mounted units with under-unit lighting, complemented by rolled-edge work surfaces and matching uprisers, as well as a matching breakfast bar. It boasts a built-in electric oven, four-ring gas hob, stainless steel extractor, and splashback, along with plumbing for a slimline dishwasher and washing machine. The kitchen area is finished with tiled flooring and inset ceiling spotlighting, creating a modern and stylish space.

**Bedroom One:**

12'0" x 10'11" (3.68m x 3.33m)

uPVC double glazed window to the front offers partial countryside views, complemented by elegant fitted wooden window shutters. Panelled door opens to a convenient storage cupboard, complete with shelving and a rail for clothing. Access to the loft is provided via a hatch, fitted with a pull-down aluminium loft ladder for easy entry.

**Bedroom Two:**

11'8" x 9'10" (3.58m x 3.02m)

uPVC double glazed window to the front, adorned with fitted wooden window shutters. The room includes a radiator for warmth and a wall-mounted central heating thermostat for convenient temperature control.

**Shower Room:**

6'9" x 5'6" (2.07m x 1.69m)

Featuring a stylish shower enclosure with a mixer shower and a fully tiled surround, this bathroom includes a pedestal wash hand basin and a close coupled WC. The walls are partially tiled to half height, complemented by tiled flooring. Additional amenities include a radiator, a roof window for natural light, and a ceiling extractor for ventilation.

**Outside:**

Access to the property is gained across a brick paved driveway leading to the garage. Parking space immediately in front of the garage.

**Garage:**

18'0" x 8'5" (5.5m x 2.57m )

Up and over metal door, ceiling light, water tap, opening through to understairs storage area.

**Under Stairs Storage Area:**

7'8" x 3'4" (2.34 x 1.03)

Double power socket and light connected.

**Agents Notes:**

Ground Rent is currently £260 pa.

**Material Information:**

Verified Material Information

Council Tax Band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent



Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term 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: C

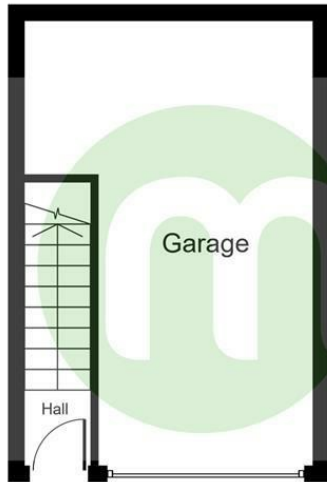
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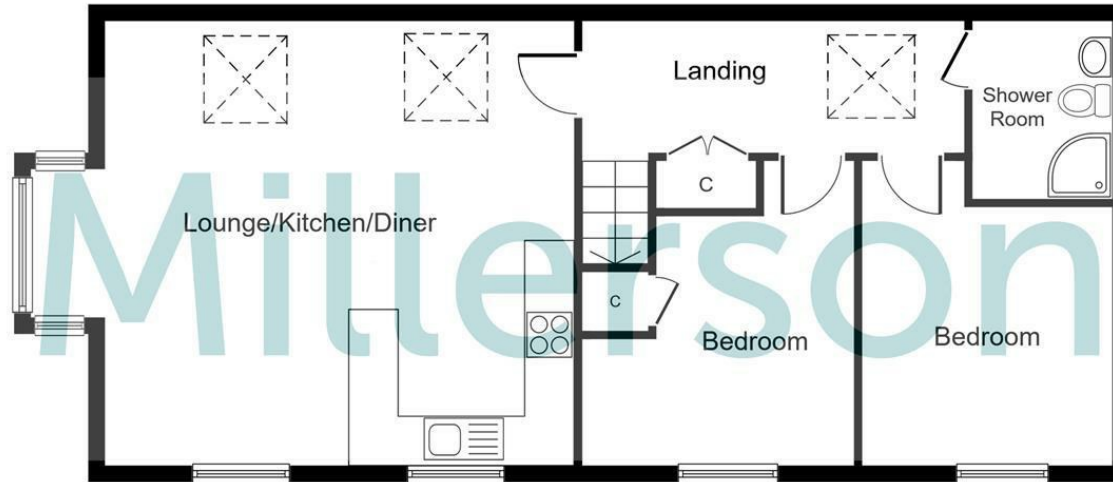
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Directions To Property

Sat Nav: PL14 3FQ What3Words:  
 ///hurricane.diagram.buyers



Ground Floor



First Floor

Millerson Estate Agents  
 6a High Street  
 Launceston  
 Cornwall  
 PL15 8ER  
 E: launceston@millerson.com  
 T: 01566 776055  
 www.millerson.com

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>80</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</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	

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