



Bodgara Way

Liskeard

PL14 3BL

Asking Price £110,000

- Terraced Home
- In Need Of Complete Renovation
- Three Bedrooms
- Kitchen/Dining Area
- Rear Garden
- No Onward Chain
- Scan QR Code For Material Information



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 850.00 sq ft



Obscure uPVC double glazed door and side window into

#### HALLWAY:

Stairs to First Floor. Door to

#### KITCHEN:

18'3" narrowing to 9'10" x 11'5" narrowing to 5'4" (5.57 narrowing to 3.00 x 3.48 narrowing to 1.65)

uPVC glazed window and door to Rear Garden and further uPVC glazed window to the front. Range of fitted base units under work surfaces with 1 1/4 bowl sink unit. Matching wall mounted cupboards. Gas boiler. Door to

#### LIVING ROOM:

18'4" x 11'5" (5.59 x 3.48)

Dual aspect with uPVC glazed windows to front and rear overlooking the garden. Stone fireplace with recessed display shelving.

From the Hallways, stairs rise to the

#### FIRST FLOOR LANDING:

Access to loft space. Doors off

#### BEDROOM TWO:

12'6" x 8'3" (3.82 x 2.53)

uPVC glazed window to front. Built-in wardrobe.

#### BATHROOM:

5'6" x 4'9" plus shower recess (1.70 x 1.45 plus shower recess)

Obscure uPVC glazed windows to rear. Panelled bath. Pedestal wash hand basin. Tiled shower cubicle with Triton electric shower. Part tiled walls.

#### WC:

Low level WC

#### BEDROOM THREE

8'5" x 6'11" (2.58 x 2.11)

uPVC glazed window overlooking the rear garden. Built-in wardrobe.

#### PRINCIPAL BEDROOM:

11'6" plus recess x 11'2" (3.51 plus recess x 3.42)

uPVC glazed window to front.

#### OUTSIDE:

To the front, a lawn either side of the pathway that guides you to the front door.

The rear garden, stretching approximately 17m (55ft), offers a generous expanse of lawn—an open canvas brimming with potential for landscaping, entertaining, or simply creating an inviting outdoor space.

#### MATERIAL INFORMATON:

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: None



Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes



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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.

# Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

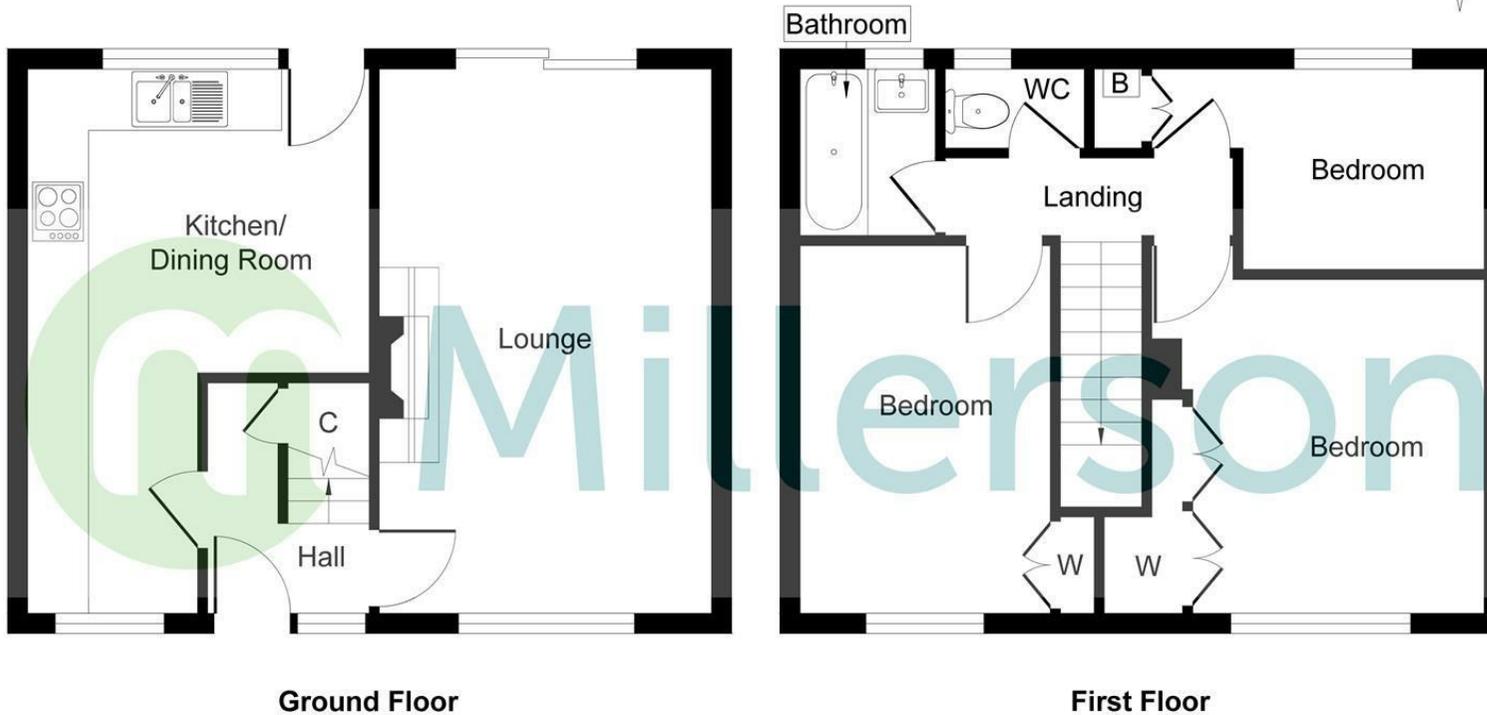
## Here To Help

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PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

