

**HIGHFIELD, DAWES CLOSE, DOBWALLS, LISKEARD,
CORNWALL PL14 6JG**

O.I.R.O. PRICE £280,000



FOR SALE A DETACHED 2/3 BEDROOM BUNGALOW DELIGHTFULLY SITUATED AT THE END OF A SMALL ESTABLISHED CUL DE SAC WITHIN THIS POPULAR QUIET VILLAGE SITUATED A FEW MILES FROM THE MAIN TOWN OF LISKEARD.

THE PROPERTY ENJOYS GENEROUS LEVEL GARDENS PLENTY OF PARKING AND A DETACHED GARAGE. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE LOBBY, SPACIOUS LOUNGE/DINING ROOM, CONSERVATORY, KITCHEN, LARGE SECOND RECEPTION ROOM OR BEDROOM, BATHROOM AND TWO FURTHER BEDROOMS. THE PROPERTY IS OFFERED FOR SALE AND IS CHAIN FREE. IT IS THOUGHT THE PROPERTY WOULD BENEFIT FROM GENERAL UPDATING.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The Property

For sale a detached 2/3 bedroom bungalow delightfully situated at the end of a small established cul de sac within this popular quiet village situated a few miles from the main town of Liskeard. The property enjoys generous level gardens plenty of parking and a detached garage. In brief the accommodation comprises of Entrance lobby, spacious lounge/dining room, conservatory, kitchen, large second reception room or third bedroom, bathroom and two further bedrooms. The property is offered for sale and is chain free. It is thought the property would benefit from general updating. Heating is provided via a gas fired boiler and the windows are of the U.p.v.c. type. The property offers scope to become a great family home surrounded by level garden areas with plenty of privacy and traffic free location.

Dobwalls is a popular village situated 3 miles from the market town of Liskeard. Dobwalls has a range of local amenities including village shop, public house, primary school and the location provides easy access to the A38. The main retail centre of Liskeard is situated approximately two miles away offering a large range of schools, banks, shops, leisure facilities and bus routes, together with the mainline railway link via Plymouth, to London Paddington.

Room Descriptions

Front Porch

Fitted with part glazed U.p.v.c. door and two U.p.v.c. windows, and wood panelled door to the hallway. Sliding door leading into the lounge.

Bathroom

1.85m x 1.6770m (6' 1" x 5' 6") Fitted with panelled bath with Mira Sport shower over, wash hand basin, low level W.C. fully tiled walls, extractor, window to the front, shaver socket.

Bedroom 1

2.7m x 3.75m (8' 10" x 12' 4") Window to the front, built in wardrobes.

Bedroom 2

2.80m x 3.0m (9' 2" x 9' 10") Window to the side.

Lounge/Dining Room

4.2m x 4.36m (13' 9" x 14' 4") Window to the side, sliding patio doors to the conservatory, slate open fireplace and sliding door to the kitchen.

Conservatory

2.89m x 2.52m (9' 6" x 8' 3") Wall light.

Kitchen

2.67m x 2.2m (8' 9" x 7' 3") Fitted with a double oven and range of base units and work surface, space for fridge/freezer and washing machine, window to the rear, door leading to the second reception room/third bedroom.

Bedroom 3/second reception room

3.3m x 4.97m (10' 10" x 16' 4") With sliding U.p.v.c. doors leading to the rear garden, window to the side, door leading through to a small utility area 1.38m x 1.87m (4' 6" x 6' 2") small range of cupboards and door leading to the side garden.

Detached Garage

Prefabricated construction with double wooden doors.