



21 Higher Lux Street

21, Higher Lux Street, Liskeard, PL14 3JU

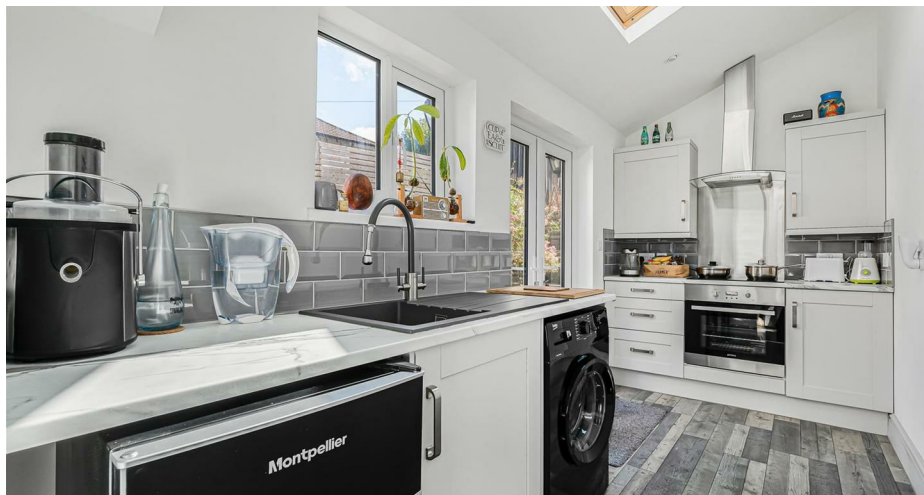


Town Centre 0.2 miles - Liskeard Train Station 0.8 miles - Looe 8.3 miles

A stylish and immaculately presented townhouse with two double bedrooms and an enclosed rear garden

- Close to Town Amenities
- Two Double Bedrooms
- Contemporary Interior
- Modern Kitchen and Appliances
- Less than 1 Mile from Train Station
- Enclosed Rear Garden
- Period Townhouse
- Two Reception Rooms
- Tenure: Freehold
- Council Tax Band: A

Guide Price £180,000



SITUATION

Ideally positioned less than a mile from the railway station, the property is perfectly suited to those wishing to enjoy the convenience of town living while benefiting from excellent transport links for commuting. Liskeard has a wide range of shopping, educational and recreational facilities including a sports centre as well as being well positioned to access beautiful countryside hotspots of South East Cornwall and the South Cornish Coastline. The charming coastal towns and villages of Looe and Downton are less than 10 miles away. The City of Plymouth lies within commuting distance, where there is also an excellent shopping centre and car ferry to France and Spain. Combining character, style and practicality, this delightful home is equally appealing as a permanent residence, a lock-up-and-leave, or an investment opportunity.

DESCRIPTION

A beautifully presented two double bedroom terraced townhouse, seamlessly blending charming period character with stylish contemporary living, ideally situated within easy walking distance of the town centre and its excellent range of amenities. The property is understood to have been traditionally constructed of stone and slate, with a later addition of the kitchen and gallery at the rear. The property is fully double glazed with uPVC windows fitted with shutters on the front elevation.

ACCOMMODATION

The property offers surprisingly spacious and versatile accommodation, with two generous reception rooms providing flexible living and entertaining spaces. Rich in character, the home features wooden beams, slate flooring and attractive feature fireplaces, all thoughtfully complemented by a modern, light-filled interior gallery and kitchen to the rear. The contemporary

kitchen is a standout feature, flooded with natural light from three Velux roof windows and fitted with a range of sleek units and integrated modern appliances including an electric oven and induction hob, creating an inviting space for everyday living. There is space for a small table and chairs for seating, with a cloakroom and storage cupboard. Appliances such as an undercounter fridge/freezer and washing machine are included in the sale. Upstairs, there are two well-proportioned double bedrooms served by a stylish family bathroom with electric underfloor heating and a tiled floor, offering comfortable accommodation suited to a variety of buyers.

OUTSIDE

Outside, the enclosed rear garden provides a private and low-maintenance outdoor retreat with areas of decking and steps to a raised lawn with garden shed. There is no allocated parking with the property however both permit parking and on road parking is available within the vicinity. The property benefits from a shared pedestrian access path to the rear, subject to a right of way shared with one other property.

SERVICES

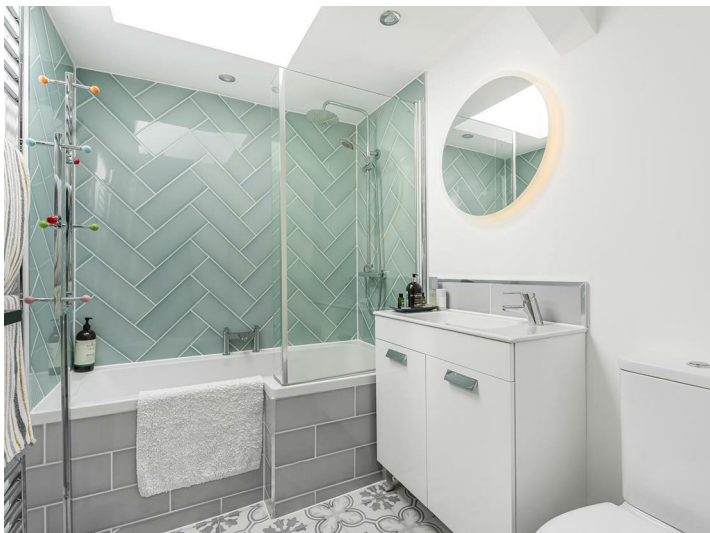
Mains electricity, water and drainage. Mains gas fired central heating. Broadband availability: Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

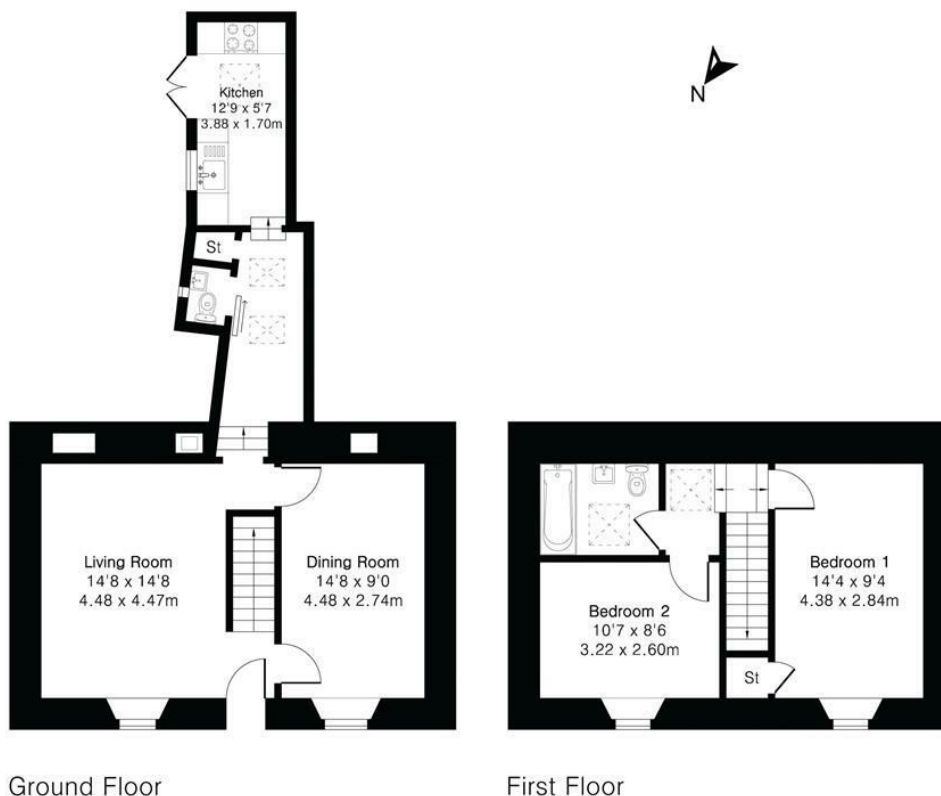
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Approximate Gross Internal Area 866 sq ft - 81 sq m

Ground Floor Area 512 sq ft – 48 sq m

First Floor Area 354 sq ft – 33 sq m



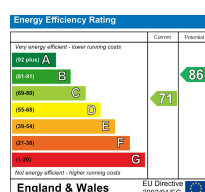
"For Identification only – Not to scale"



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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