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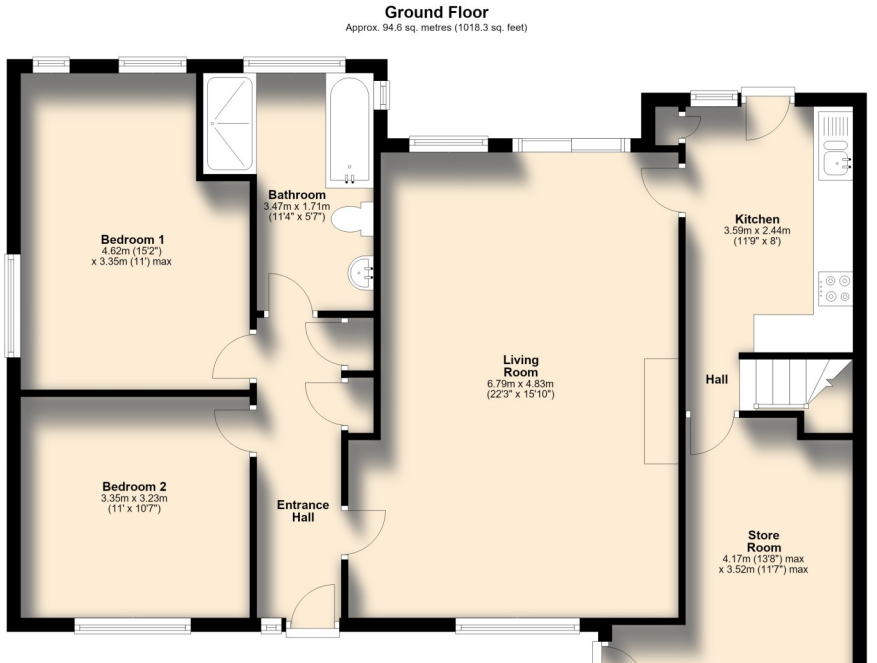
Website







Floor Plans...



PLYMOUTH HOMES ESTATE AGENTS



www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

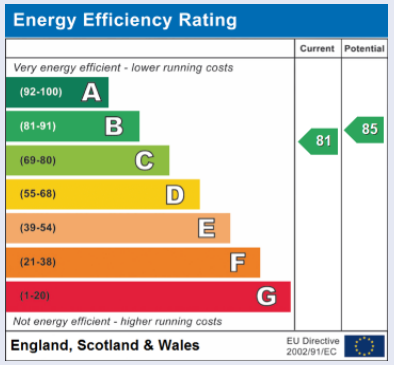
9.15am—5.30pm

Saturday

9.00am—4.00pm

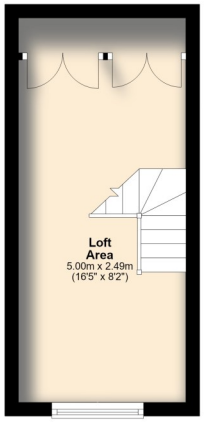
(Central Plymouth Office Only)

Our Property Reference:
21/J/26 6088





First Floor
Approx. 13.9 sq. metres (150.1 sq. feet)



Further Information…

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.







DETACHED BUNGALOW
WELL PRESENTED
CUL-DE-SAC POSITION
2 DOUBLE BEDROOMS
LOUNGE/DINING ROOM
ENERGY SAVING TECHNOLOGY
SOUTH FACING GARDEN

27 Kilmar Way, St Cleer, Liskeard, PL14 5LU

We feel you may buy this property because…
'Of the lovely village location, the spacious accommodation and the energy saving technology.'

£285,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Air Source Heat Pump

Water Meter
Yes

Parking
Private Driveway

Outside Space
South Facing Garden

Council Tax Band
D

Council Tax Cost 2026/2027
Full Cost: £2,590.93
Single Person: £1,943.20

Introducing…

Situated in a cul-de-sac within the charming village of St Cleer, this beautifully presented, detached bungalow has had energy saving technology installed to help lower energy bills. Internally the accommodation boasts two double bedrooms, a four-piece bathroom suite, large lounge/dining room and kitchen. The bungalow is all electric with heating and hot water powered by an air source heat pump, while solar panels give the owner the advantage of free electricity to use during suitable conditions. Further benefits include double glazing, central heating, a storeroom (formerly the garage) and a boarded loft area, also ideal for further storage. Externally there is a double width private driveway and a lovely, south facing and enclosed garden to the rear. Plymouth Homes advise an early viewing to fully appreciate the lovely setting of this detached home.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a uPVC part glazed door, with obscure side window, opening into the entrance hall.

ENTRANCE HALL
With radiator, wood effect laminate flooring, dado rail, coving to ceiling, access to the loft space, with light.

LIVING ROOM
6.79m (22'3") x 4.83m (15'10")
A good-sized reception space with a double glazed picture window to the front





BEDROOM 2
3.35m (11') x 3.23m (10'7")
A second double bedroom with double glazed window to the front enjoying the distant views, wall lights, radiator.

BATHROOM
3.47m (11'4") x 1.71m (5'7")
A good-sized bathroom fitted with a four-piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure with fitted electric shower above, low-level WC, panelled splashbacks, extractor fan, wall mounted mirrored cabinet with inset lighting, obscure double-glazed windows to the side and rear, radiator, recessed ceiling spotlights.

HALL
With internal door into the storeroom and stairs rising into the loft area.

OUTSIDE:

FRONT
The front is approached via a double width private driveway with a door into the storeroom and steps rising to a paved garden area with gravelled border and leading to the main entrance.

REAR
The rear of the bungalow opens to a beautifully maintained, enclosed and southerly facing garden measuring **13.66m (44'9'') in width x 10.32m (33'10'') in length.** The garden comprises paved patio and lawn with established gravelled borders and a selection of trees and plants. There is a fishpond, two outside storage sheds, external power points, water tap, a gate giving side access and views towards St Cleer Parish Church.

ENERGY SAVING TECHNOLOGY

Stamp Duty Liability

First Time Buyer: Nil
Main Residence: £4,250
Home or Investment Property: £18,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

with distant views towards Caradon Hill, double glazed window to the rear, brick-built fireplace (please note the wood burning stove will be going), two radiators, wall lights, wood effect laminate flooring, coving to ceiling, double glazed patio door opening to the garden, door into the kitchen.

KITCHEN
3.59m (11'9") x 2.44m (8')
Fitted with a range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit, splashbacks, space for fridge, fitted electric oven and four ring electric hob, double glazed window to the rear, radiator, built in storage cupboard, uPVC half glazed door opening to the garden, open plan doorway into the hall with internal door into the storeroom and stairs rising to the loft area.

BEDROOM 1
4.62m (15'2") x 3.35m (11') max
A good-sized double bedroom with double glazed windows to the side and rear, radiator, coving to ceiling, recessed ceiling spotlights.

Title Plan Guideline







STOREROOM
4.17m (13'8") max x 3.52m (11'7") max
Formerly the garage this room has been utilised for storage but could be returned to its original use if needed. With window to the front, plumbing and space for domestic appliances, power supply and lighting, housing the bungalows hot water cylinder, uPVC part glazed entrance door opening to the front.

FIRST FLOOR

LOFT AREA
5.00m (16'5") x 2.49m (8'2")
With slopping ceilings, boarded throughout, skylight window to the front, radiator, light and power supply, built in storage cupboards.

ENERGY SAVING TECHNOLOGY
The property is all electric and has been installed with energy saving technology to help lower energy bills. There are photovoltaic solar panels to help produce free electricity for the homeowner during suitable weather conditions. While heating and hot water are provided by an air source heat pump.

AGENTS NOTE
In accordance with the Estate Agents Act 1979. We hereby declare that the seller of this property is a relative of an employee of Plymouth Homes.



