



4 Brewery House,
Liskeard,
PL14 4GB
£450 pcm



Trowbridge's
ESTATE & LETTINGS





Trowbridge's Estate & Lettings are pleased to offer this third floor one single bedroom apartment, offering lounge/kitchen with a built in oven, hob, cooker hood and a washing machine. Wood laminate floors. Bedroom with wood laminate floor and shelf storage space and shower room with matching suite incorporating a fully enclosed shower/shower controls. Electric heater, double glazed windows, high ceilings, communal hallway and stairs and communal courtyard garden

Viewings are highly recommended

LOUNGE/KITCHEN

15' 4" x 14' 3" (4.67m x 4.34m) The property can be approached via a communal door to the communal hall and staircase which offers access to the front door. The lounge/kitchen offers a large bay window with double glazed windows, wide sills, wood laminate floor, wall mounted electric stimuli heater, and wall mounted consumer unit, high ceiling, and two ceiling mounted pendant light points.

To the kitchen area, there are roll edged work surfaces incorporating matching low and eye level units offering cupboard space. Single bowl, single drain stainless steel sink unit with mixer tap, built-in electric single oven, built-in electric ceramic hob and built-in cooker hood with fan and light over. Washing



machine with space and plumbing, waterproof splash back walls.

SINGLE BEDROOM

10' 0" x 5' 8" (3.05m x 1.73m) From the lounge/kitchen, door offers access to the single bedroom with single glazed sash window with a wide sill, wood laminate floor, shelf storage space, high ceilings, ceiling mounted pendant light point and internal glazed panel window, wall mounted slimline electric heater.

SHOWER ROOM

5' 6" x 4' (1.68m x 1.22m) From the lounge/kitchen, door offers access to the shower room with wood laminate floor, fully enclosed shower cubicle with wall mounted electric shower controls and attachments with waterproof walls, low-level WC, shelf storage space, pedal stool wash hand basin with waterproof splash back, high ceiling and ceiling mounted light point and vent.



COMMUNAL HALL & STAIRS

COMMUNAL COURTYARD

To the outside there is a communal area with gravel borders and paved pathways

Viewings are highly recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D	63 d	
39-54	E		
21-38	F		
1-20	G		