



## Higher Lux Street Liskeard, Cornwall

Guide Price £475,000 To £525,000



7



3

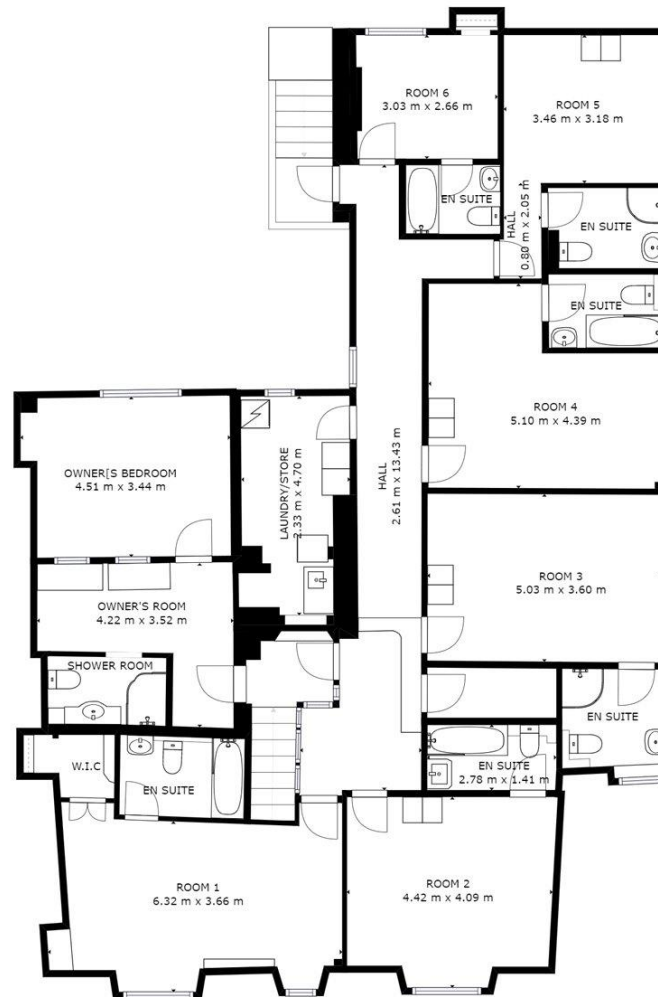


7



EPC





GROSS INTERNAL AREA  
FLOOR 1: 228 m<sup>2</sup>, FLOOR 2: 208 m<sup>2</sup>  
TOTAL: 436 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## DESCRIPTION

GUIDE PRICE £475,000 TO £525,000

The Nebula Guest House is situated in the centre of Liskeard offering the right buyer an opportunity to purchase something special. The property offers seven guest rooms that all have their own en-suite bath or shower rooms. It is modern in its presentation grossing over £75,000 pa. Additionally there is a 30 seater dining area, a guest lounge, a laundry room, an office, a fully equipped commercial kitchen, a 20 car parking area & private accommodation for onsite residence to include lounge, shower room, bedroom & dressing room. The guest house offers the future owners the ability to increase room numbers by restructuring room uses. This property is being sold freehold with the business included. Further information is available upon request. To view please call 01579 346700.

## LOCATION

Conveniently situated within walking distance of the town centre, amenities and Thorn Park. Also within easy reach of the A38 for commuting. Liskeard hosts a wide range of shopping, schooling, business and leisure facilities, together with railway station connecting to London (Paddington) via Plymouth. The city of Plymouth, the main retail centre for the area, is less than 20 miles away offering extensive facilities as well as main line train connection and ferry links to Europe.

## DIRECTIONS

From The Parade take the right exit from the mini roundabout into Pound Street. Continue down the hill passing Andrews Garage and take the first left into Higher Lux Street. The Nebula will be found a short distance along on the right hand side.





## VIEWING INFORMATION

Viewing by appointment with the Agents;

### Bradleys Estate Agents

4 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE  
Tel. **01579 346700**

Email. [liskeard@beagroup.co.uk](mailto:liskeard@beagroup.co.uk)

### Property Fact Sheet Ref:

LSK200068.V1 (15/03/2020) AJH

# We will treat your home like it's our own.

Relax and enjoy your move knowing  
your home is in safe hands.



[www.bradleys-estate-agents.co.uk](http://www.bradleys-estate-agents.co.uk)



We always refer buyers and sellers to Bradleys Conveyancing. It is your decision whether you choose to deal with Bradleys Conveyancing. Should you decide to use Bradleys Conveyancing you should know that we would receive an average referral fee of £237 from them for recommending you to them. As we provide them with a regular supply of work you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements). MORTGAGE ADVICE is available to all clients of Bradleys Estate Agents through Bradleys Financial Management Ltd. Bradleys Financial Management Ltd. is an Appointed Representative of Sesame Ltd, which is authorised and regulated by the Financial Services Authority. Bradleys Financial Management Ltd, Bradleys Group Head Office, 7 Stevenstone Road, Exmouth, EX8 2EP Tel: 01395 222370 Email: [financial@beagroup.co.uk](mailto:financial@beagroup.co.uk)

Bradleys Estate Agents Limited for themselves and for the vendor of this property whose agents they are, give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Bradleys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Bradleys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floorplans made with Metropix ©2007.