



Bodriagan Road, Looe

Offers Over £325,000

PARKES & PEARN

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Spacious three-bedroom bungalow in East Looe's sought-after Barbican area. Featuring a south-facing conservatory, landscaped gardens, and bright interiors, this single-level home offers comfort, privacy, and easy access to coastal amenities.

THE PROPERTY

Located on Bodriagan Road in the popular Barbican area of East Looe, this spacious three-bedroom bungalow offers bright, versatile living across a well-designed single level. The property features oil-fired central heating, full uPVC double glazing, and a conservatory to the south elevation, enhancing both space and natural light.

The accommodation begins with a welcoming porch and entrance hall, leading into a generous lounge with a marble fireplace and large windows offering views over the West Looe river valley. The lounge connects directly to the conservatory, which is glazed on three sides with a pitched roof and opens onto the rear garden.

The dining room adjoins the kitchen, both with views over the garden, and an integrated four-ring hob and electric oven. A central island adds functionality, and the kitchen also houses the oil-fired boiler and offers plumbing for a washing machine.

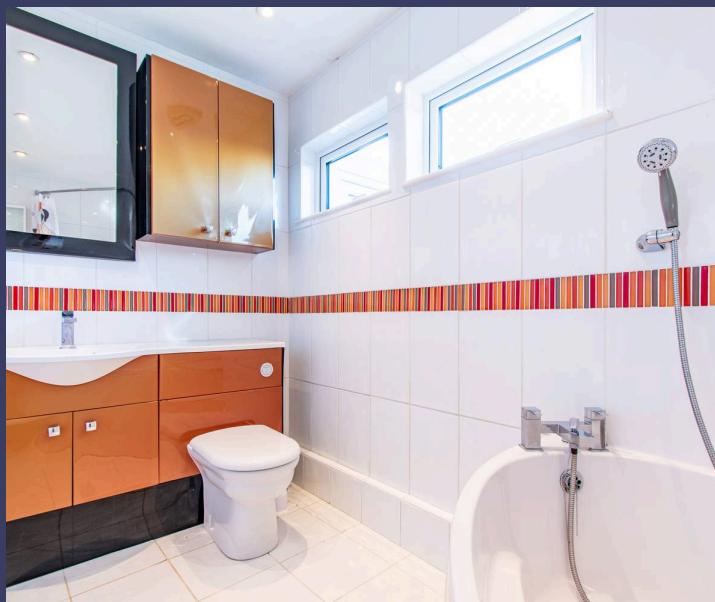
The three bedrooms are well-proportioned, with built-in wardrobes and garden views. The bathroom features a corner bath, vanity unit with concealed cistern, heated towel rail, and fully tiled walls. The layout is practical and flows well, with each room positioned to maximise light and privacy.

THE OUTSIDE

Set on a generous corner plot, the property is surrounded by mature, well-maintained gardens. The front garden is laid mainly to lawn and enclosed by hedgerow, with a paved patio offering a pleasant seating area. Behind the conservatory, a block-paved area leads to the rear garden, which is enclosed by Cornish stone walling and fencing.

The rear garden features a lawn, shrub beds, and a garden shed, with double gates providing access to a paved parking space. Palm trees and mature hedging add a tropical feel to the landscaped setting.





THE LOCATION

Looe is a vibrant coastal town known for its working harbour, sandy beaches, and scenic coastal walks. Bodriogan Road is within easy reach of local amenities including shops, schools, and leisure facilities. Hannafore offers tennis courts and a bowling green, while Bindown Golf Course is just a short drive away.

The town is well-connected, with Liskeard eight miles inland offering rail links to Plymouth and Truro, and the city of Plymouth itself just twenty miles away for broader shopping and cultural attractions.

Whether you're looking for a permanent residence or a coastal retreat, this property combines comfort, convenience, and charm in one of Cornwall's most popular seaside locations.

Faqs

Services - Mains water, electricity and drainage. Private Oil heating

Satnav Reference - PL13 1EH

Vendors plans – Chain free

Council Tax band - D

Garden aspect – Front West. Rear East.

Tenure - Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

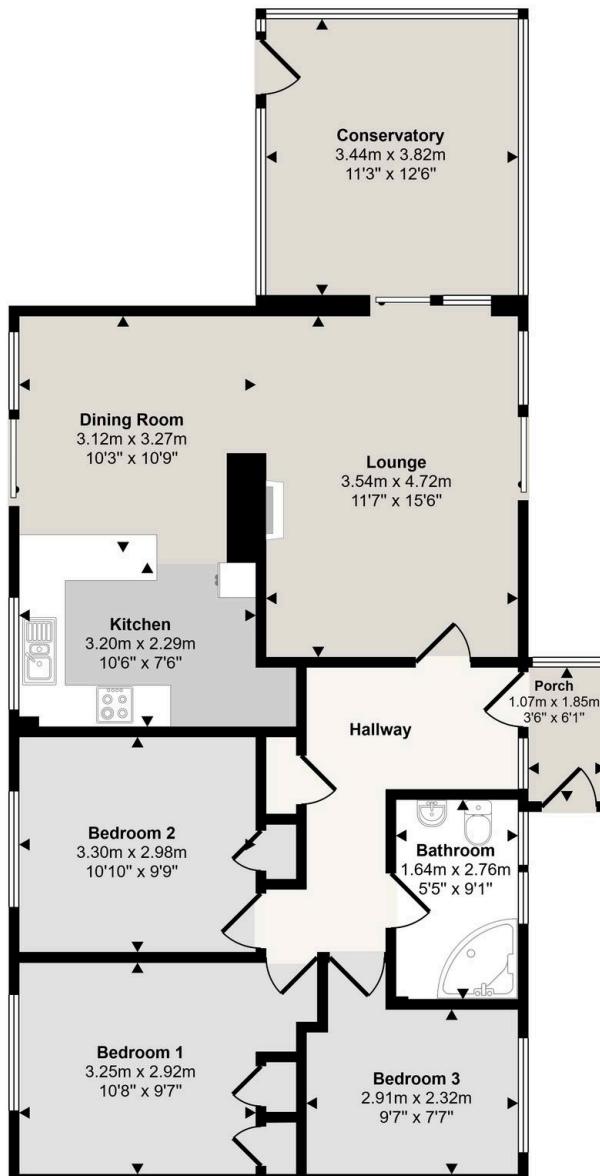
Agents Note: We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website.

DIRECTIONS

Sat Nav Reference – PL13 1EQ

What3words - ///even.wriggled.estimate

Approx Gross Internal Area
98 sq m / 1050 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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