



7 Peacock Avenue | Torpoint | Cornwall | PL11 2ET

In Excess Of £220,000

A spacious semi-detached house situated within popular location.

This family home benefits from a Upvc double glazing, gas central heating system, South Easterly rear garden and a large detached garage with adjacent car hardstand. Accommodation briefly comprises, entrance hall, lounge, dining room, kitchen and utility on the ground floor.

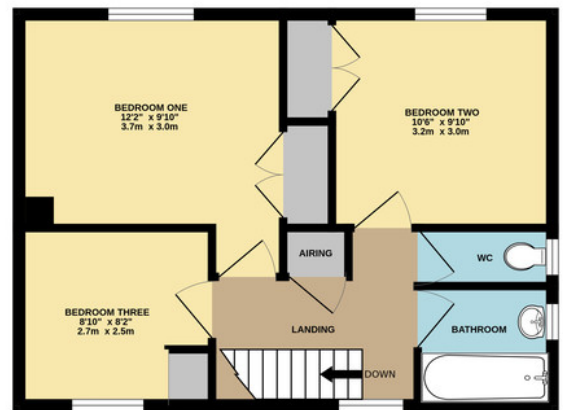
Whilst the first floor offers a bright and airy landing, two double bedrooms (with built-in wardrobes), a single bedroom, as well as a bathroom and separate WC

- Three Bedrooms
- Semi Detached House
- Large Detached Garage
- Car Hardstand
- Close To Town Centre
- Walking Distance To School
- Popular Family Area
- Southerly Rear Garden



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.

Whilst 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.
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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements