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12 ST. GEORGES ROAD, LOOE, CORNWALL, PL13 1EB

PRICE GUIDE £260,000





ONLY 0.75 MILE FROM PLAIDY BEACH - A west facing semi-detached bungalow with fabulous views over the East Looe River Valley, quiet cul de sac location with generous gardens.

About 1086 sq ft, 23' Sitting/Dining Room, 13' Kitchen/Breakfast Room, 3 Bedrooms, 2 Bath/Shower Room, Garage, Enclosed Rear Garden with Decked Sun Terrace

PLAIDY BEACH 0.75 MILE WALK, HARBOUR AND TOWN CENTRE 0.50 MILE WALK, PLYMOUTH 20 MILES, FOWEY 10 MILES



LOCATION

St Georges Road is an established and well respected small residential estate in a convenient position for the quiet Plaidy Beach and the town amenities.

Parts of the neighbouring coastline are in the ownership of the National Trust. With almost direct access to the beach and the South West Coast Path the location will suit those seeking to pursue the seaside lifestyle. The quiet Plaidy Beach has a slipway and provides a superb environment for bathing, kayaking and snorkelling, in addition, Looe's main beach, the banjo pier and bustling harbourside lie within walking distance.

Local amenities at the Barbican (450 yards) include a Spar shop with a post office, a primary school, secondary school (both rated "good" by Ofsted), a fish bar, a baker, a hairdresser, and an NHS dentist. The historic town of Looe has a working fishing harbour, boasts a thriving tourist industry and is also popular with boating enthusiasts. The town provides a wide range of shopping and community facilities, together with award winning restaurants. On the edge of the town is a branch line station linking with the main line at Liskeard (Plymouth to London 3 hours).

Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan.

Saltash has a Waitrose store and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The ferryport provides regular crossings to France and Northern Spain. The Tamar Valley AONB, the surfing beaches of North Cornwall, historic country houses and many other places of interest lie within an easy drive.







DESCRIPTION

12 St Georges Road comprises a semi-detached bungalow in an established residential setting. The property has a west aspect with fine views across the East Looe River Valley particularly from the strategically positioned decked terrace where fabulous sunsets can be enjoyed. The bungalow benefits from mains gas central heating (Worcester boiler), full double glazing together with a modern kitchen and shower room/wc.

The accommodation extends to about 1086 sq ft and briefly comprises as follows - Entrance Porch - Reception Hall - 23' Sitting/Dining Room with open fireplace and gas fire point - 13' Kitchen/Breakfast Room - 3 Bedrooms (2 Double and 1 Single) - 2 Bath/Shower Rooms.

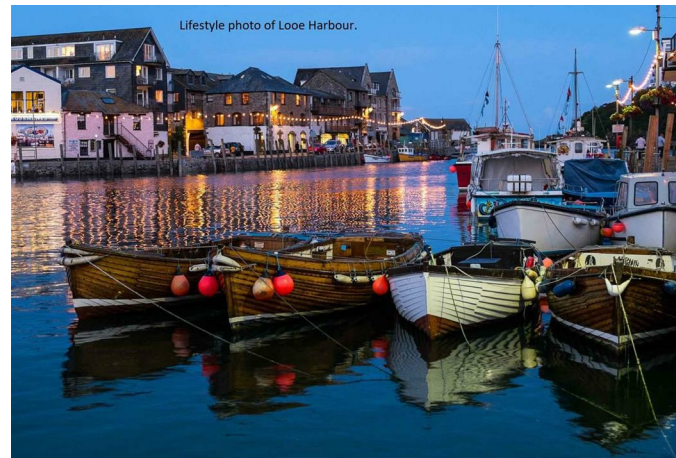
OUTSIDE

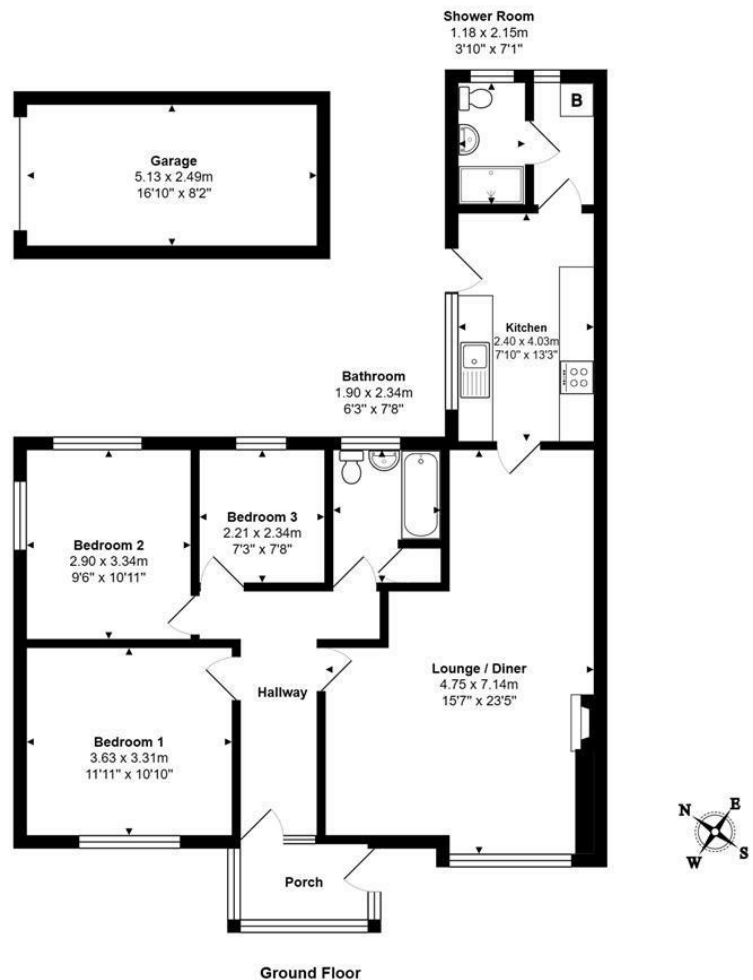
Garage in separate block only 50 yards from the property. On road parking. Lawned front garden with established shrubs and hedging. To the rear an enclosed garden enjoys a fine south and west aspect over the town and open unspoilt countryside to the south and west with a raised decked terrace providing a fine vantage point with fabulous sunsets observable from this position. There is also a lawn with various flower and shrub beds and a garden shed. St Georges Road which serves the various properties is unadopted.

EPC RATING - D, COUNCIL TAX BAND - C

DIRECTIONS

Using Sat Nav - Postcode PL13 1EB





Total Approximate Area - 100.9 m² ... 1086 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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These particulars should not be relied upon.