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GFF, 33 FAIRFIELDS, LOOE, PL13 1HD

GUIDE PRICE £159,950





A ground floor flat with a south west aspect in an established residential setting. About 538 sq ft, 17' Sitting/Dining Room, Kitchen, 2 Bedrooms, Bath/Shower Room, Allocated Parking, Communal Garden Space. AVAILABLE CHAIN FREE.

BEACH 0.75 MILE WALK, TOWN CENTRE 0.75 MILE WALK, PLYMOUTH 20 MILES, FOWEY 10 MILES

LOCATION

Fairfields is an established and well respected residential district only 1 mile from the harbour and and only 0.75 mile from Plaidy Beach. 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 (0.25 mile) 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

33 Fairfields comprises a conveniently situated ground floor flat with full double glazing and mains gas central heating. The flat is beautifully presented and is offered for sale with no onward chain.

The property extends to about 538 sq ft and briefly comprises - Reception Hall - 17' Sitting/Dining Room - 9' Kitchen - 2 Bedrooms - Bathroom.

OUTSIDE

Allocated parking for one vehicle and visitors parking.

Communal garden space with rotary wash line.

TENURE

The property is leasehold. The term is 120 years from November 1988. We understand the ground rent is £20 per annum and the service/maintenance charge which includes building insurance and maintenance of communal areas is £1000 per annum. Holiday letting is not permitted.

EPC RATING - C, COUNCIL TAX BAND - A

DIRECTIONS

Using Sat Nav - Postcode PL13 1HE



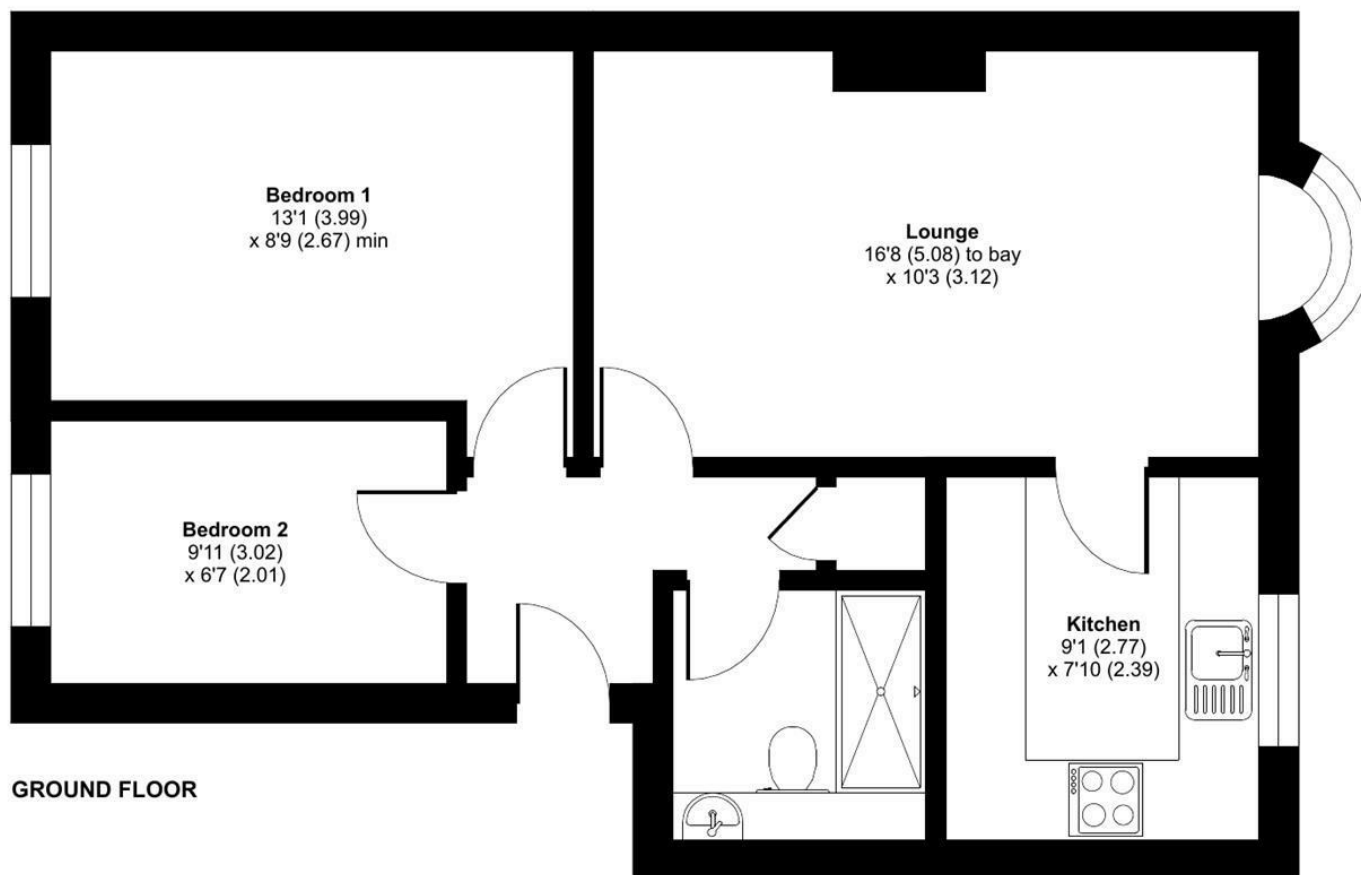




Fairfields, Looe, PL13

Approximate Area = 538 sq ft / 50 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1299302

These particulars should not be relied upon.