

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

3 WEST VIEW QUAY STREET, LOOE, PL13 1AW

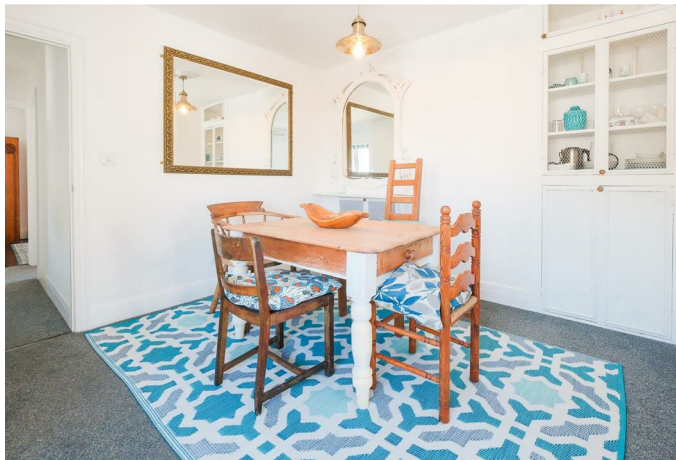
PRICE GUIDE £155,000





CASH BUYERS ONLY - A beautiful two bedroom apartment with superb balcony and river views situated only 210 yards from Looe Beach. This well presented apartment has an open plan lounge/dining room, kitchen, bathroom and two double bedrooms. The property benefits from being close to local amenities and the apartment boasts plenty of character and its own entrance. Mundic Block Construction.

BEACH 210 YARDS, FOWEY 10 MILES, PLYMOUTH 21 MILES



LOCATION

3 West View lies in the Looe Conservation Area in a prized near harbourside setting from which one can enjoy the distracting harbour views with tidal seafaring traffic including trawlers, day boats and leisure craft constantly in view.

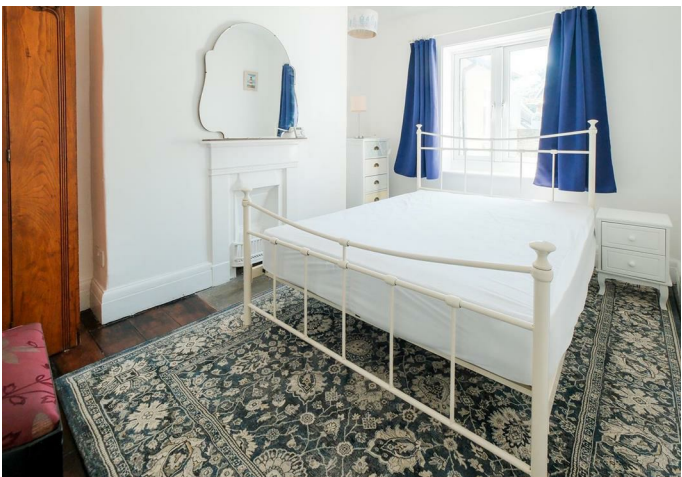
Parts of the neighbouring coastline are in the ownership of the National Trust. With almost direct access to the beach and the South West Coast Path the location will suit those seeking to pursue the seaside lifestyle with Talland Bay only three miles walk to the west. The quiet Hannafore Beach provides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

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. The Rame Peninsula (visible across the Bay) is relatively little known, often described as 'Cornwall's forgotten corner', forming part of the Cornwall Area of Outstanding Natural Beauty with quiet beaches and outlined by the South West Coastal Path. The Mount Edgcumbe Country Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of Cornwall







DESCRIPTION

3 West View comprises a delightful riverside apartment situated in the heart of Looe, the property is approached through a communal gateway into its own private entrance hallway where there is space for coats and boots, stairs rise up to the apartment. The property also benefits from gas central heating and double glazing. The property is suited to owner occupation as a full time residence and/or use as a second home/holiday let given it's close proximity to the beach and harbour.

The accommodation extends to about 607 sq ft and briefly comprises - GROUND FLOOR - Reception Lobby and staircase rising to - FIRST FLOOR - 13' Sitting Room with French doors to Balcony which provides a fine west facing aspect over the harbourside area - 12' Dining Room - 10' Kitchen - 2 Bedrooms.

OUTSIDE

There is a balcony with beautiful harbour views. There is a small outdoor storage cupboard by the front door.

TENURE

LEASEHOLD - 120 years from 1989. Insurance for last year £1323.20. Ground Rent £50 per annum. No service charge but each unit is responsible to pay one third towards the maintenance costs. Domestic pets allowed.

EPC RATING - ?, COUNCIL TAX BAND - ?

SERVICES - Mains water, electricity, drainage and gas. Broadband - ??????. Mobile Coverage - ??????

AGENTS NOTE

The property is affected by mundic block and is therefore not mortgageable.



3 West View

Approximate Gross Internal Area (Excluding Communal Area)
56.4 sq m / 607 sq ft

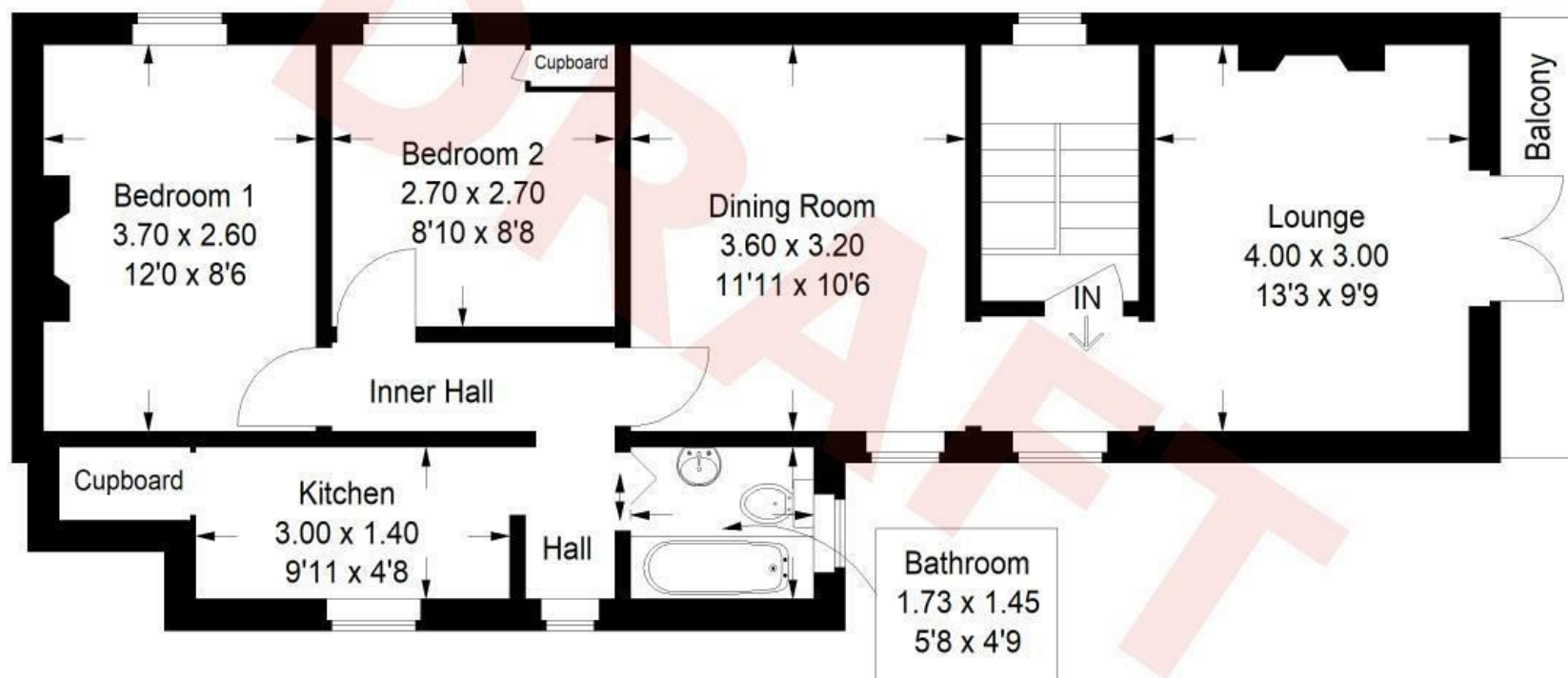


Illustration for identification purposes only, measurements are approximate, not to scale.
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These particulars should not be relied upon.