



58 Sycamore Drive,, Torpoint

Guide price £240,000



Key Features

- THREE BED FAMILY HOME
- MODERN THROUGHOUT
- OPEN PLAN LIVING ROOM/DINER
- BEAUTIFUL KITCHEN
- EASY ACCESS TO TORPOINT FERRY
- CLOSE TO LOCAL AMENITIES
- EPC RATING D
- COUNCIL TAX BAND B
- FREEHOLD





Leading to the property via a pleasant front garden, you enter the property into the entrance hallway where you have access to the open-plan living room and stairs lead to the upstairs landing.

The open-plan living room is finished with tasteful decoration and a focal feature fireplace. The room flows into the dining area with a quirky exposed brick wall, access into the charming rear garden is via the dining room.



The kitchen is a credit to the current owners and has been renovated during their time here. It has been finished with matching blue/grey upper and base units and finished with an oak wooden effect worktop. Inset farmhouse style sink with mixer tap over. Integrated double oven, fridge/freezer, washing machine and dishwasher.

Upstairs, bedroom one and two are double in size and bedroom three is a good-sized nursery/office room. Keeping with the theme of the house, all bedrooms have been finished with classy decoration.



Tiled to splash back areas, the family bathroom comprises of low-rise W/C, fitted bath with shower overhead and matching hand basin with pedestal and single hot and cold taps.

The property has been completed to a modern standard throughout and can be moved straight into. The property is heated by gas central heating via a Worcester boiler. UPVC windows throughout. Plenty of storage.

Externally, the enclosed rear garden is easily

maintainable, and garden furniture can be included by separate negotiation. There is a single garage located away from the property.

Tenure: Freehold. EPC rating: D. Council tax: B.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		