



27 Richmond Road, Pelynt, Looe
Guide £319,500

Jefferys ESTABLISHED 1865

27 Richmond Road
Pelynt
Looe
Cornwall
PL13 2NH

A detached three bedroom Bungalow with off road parking, garage and gardens encircling the property. Oil fired central heating. uPVC double glazed windows. Viewing is highly recommended.

The property lies in the heart of the village of Pelynt just four miles from Looe and Polperro on the south coast. The beautiful harbour town of Fowey is also only seven miles away via the Bodinnick Ferry. The area is rich in opportunities to enjoy sea views and secluded beaches on the National Trust coastline together with woodland adventures along river creeks. The impressive scenery of Bodmin Moor is within easy reach by car.

Liskeard and Bodmin Parkway mainline railway stations are only twelve miles away connecting the west country, Plymouth to London (Paddington). There are regular bus services to villages and towns throughout the area and also to the cities of Truro and Plymouth.

Pelynt has an active community with a good range of amenities including a doctors' surgery, Primary School, Social Club, Village Hall, Public House, Garage, Church and a Chapel. There are three shops, one with a Post Office, a butcher's counter in the second and the third selling craft items and garden plants.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

Entrance Porch

5'6" x 5'2" (1.68m x 1.58m)

uPVC double glazed patio doors to the front with uPVC double glazed windows to the side. Door then leads to:

Hallway

Spacious Hall with cloak cupboard with hanging rail and storage under, boiler cupboard with floor mounted oil fired Worcester boiler, radiator. Doors then lead to the various parts of the accommodation.

Lounge/Dining Room

22'11" x 8'11" (6.99m x 2.72m) (minimum) widening to 12'1" (3.70m) (maximum)

uPVC double glazed patio doors to the rear, uPVC double glazed window to the front, open fire, two radiators, serving hatch to the Kitchen.

Kitchen

9'5" x 8'1" (2.88m x 2.48m)

uPVC double glazed window to the rear with uPVC panel and double glazed door adjoining, range of Kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, polycarbonate sink unit, electric oven and hob, plumbing fitment for washing machine, space for fridge/freezer, service hatch to the Dining Area.

Bathroom

6'3" x 4'11" (1.92m x 1.52m)

uPVC double glazed window to the rear, suite comprising panelled bath with electric shower over, pedestal wash hand basin, radiator, partly tiled walls.

Cloakroom

uPVC double glazed window to the rear, low level wc.

Bedroom 1

13'1" x 10'4" (4.01m x 3.17m)

uPVC double glazed window to the front, radiator, wash hand basin.

Bedroom 2

10'3" x 9'4" (3.14m x 2.85m)

uPVC double glazed window to the rear, radiator.

Bedroom 3

8'3" x 7'11" (2.52m x 2.43m)

uPVC double glazed window to the front, radiator.

OUTSIDE:

Large open plan lawn area to the front and side with some shrubs and brick paved pathway to the door.

To the rear, there is an enclosed terraced garden with low maintenance gravel and paved area with shrub borders. Paved steps and a terrace lead to a raised garden with lawn and shrub borders. There is a pedestrian gate leading out to the parking space and garage. Within the rear terrace, there is a water feature.

SEMI-DETACHED GARAGE

13'1" x 8'4" (4.01m x 2.56m)

Up and over up door with window to the rear.

Off road parking in front of the garage and to the side.

SERVICES

Mains Water, Electricity and Drainage. Oil fired central heating.

Good Broadband and Average Phone signal.

COUNCIL TAX BAND

D

EPC RATING

D

TENURE

The property is Freehold and will be sold with vacant possession upon completion.

VIEWING

Strictly by prior appointment with the vendors agents – Jefferys

Tel: 01579-342400

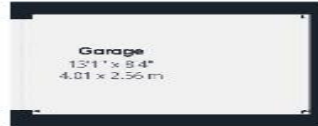
DIRECTIONS

At Dobwalls Roundabout on the A38 take the Lostwithiel Road to East Taphouse. Upon exiting the village, turn left signposted Looe. Continue to the village of Pelynt and proceed just past the church taking the next right turning towards Lansallos. after 100 yards, turn right into Richmond Road and continue up the road where no 27 will be found on your left.





Floor 0 Building 1



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