



Guide £230,000
16 Fairfields, Looe PL13 1HD

Jefferys ESTABLISHED 1865

16 Fairfields

Looe

PL13 1HD

Price Guide £230,000

Well presented three bedroom property with lovely views towards the Mill Pool, West Looe and open countryside beyond. Recently redecorated throughout and with modern floor coverings. Gas central heating. Off road parking and private garden areas. For sale with no onward chain

Situated in an elevated position, close to local shopping facilities and amenities along the Barbican Road, and within easy reach of the bustling fishing port of Looe which provides a wide range of shopping and community facilities. Looe Community School and Cornwall College combine to offer excellent educational facilities to the area for all ages. On the edge of the town is a branch line railway station which links with the main line at Liskeard (Plymouth to Paddington 3 hours).

The coastline either side of Looe is beautiful and unspoilt, easily accessible via the South West Coast Path. There are excellent bathing beaches and a wide network of footpaths and bridleways in the vicinity. To the north, the market town of Liskeard, includes a wide range of facilities.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

Entrance Hall

White uPVC door with inset obscure pane, pendant light point, radiator, laminate flooring, fuse box, smoke alarm.

Living Room Area

13' 9" x 11' 5" (4.20m x 3.47m)

Laminate floor, radiator, two uplighters. Feature electric fire with cream surround, black hearth and exposed brick chimney breast. Understairs cupboard. uPVC double glazed window to front with lovely views towards the Mill Pool and open countryside beyond. Archway through to:

Kitchen/Diner

14' 8" x 11' 5" (4.46m x 3.17m)

Range of refurbished grey fronted wall and base units, tall larder cupboard, grey laminate worktops, inset single drainer stainless steel sink unit with tap, tiled splashbacks. Space for cooker with stainless steel splashback behind and extractor above, space for fridge/freezer, space for washing machine. Smoke alarm, Vaillant gas fired boiler, carbon monoxide alarm. Two ceiling spotlight fittings, laminate flooring, radiator. uPVC double glazed window to rear, uPVC double glazed patio doors leading to the Garden.

Stairs & Landing

Fitted carpet, pendant light point. Cupboard housing factory lagged hot water cylinder and control unit. Smoke alarm, hatch to loft space.

Bedroom 1

11' 5" x 8' 3" (3.47m x 2.51m)

Fitted carpet, radiator, pendant light point. uPVC double glazed window to front with deep sill and enjoying views towards the Mill Pool, West Looe and open countryside beyond.

Bathroom

Recently fitted white suite comprising low level dual flush WC, pedestal wash hand basin with mixer tap and

pop-up plug, tile splashback. Panelled bath with pop-up plug and mixer tap with shower attachment, shower rail and tiled surround. uPVC double glazed window to front with obscure glazing, laminate flooring, ceiling light fitting, radiator, shaver point.

Bedroom 2

12' 10" x 8' 3" (3.90m x 2.52m)

Fitted carpet, radiator, pendant light point, uPVC double glazed window overlooking the rear Garden.

Bedroom 3

7' 8" x 6' 0" (2.34m x 1.84m)

Fitted carpet, radiator, pendant light point, uPVC double glazed window to rear.

OUTSIDE

Steps lead up from the parking area to the front garden area, laid to gravel with iron balustrades. To the rear of the property is a fully enclosed garden with paved patio area and steps leading up to a further seating area. Gravelled steps lead up to a further area, bounded by mature shrubs and plants.

SERVICES

All mains' services are connected.

Good mobile coverage and Internet.

TENURE

The property is being sold Freehold with vacant possession upon completion.

COUNCIL TAX

Band 'C'

EPC

Band 'C'

MINING AND RADON

The property is in Cornwall, a county known for mining activity, and potentially high levels of Radon gas.

WHAT3WORDS

removal.beaters.ordeals

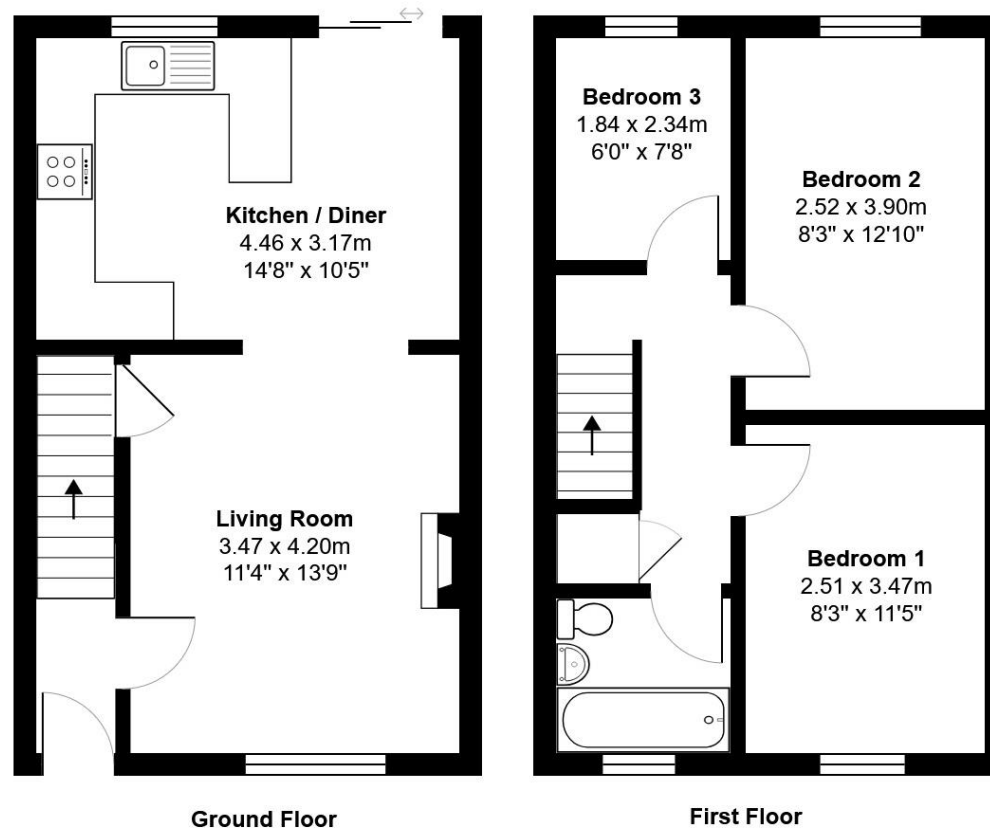
DIRECTIONS

From Liskeard, take the A38 towards Plymouth, turning right onto the B3252 towards Looe. Continue along this road, turning left onto the A387 towards Widegates and proceed through the village. At the T-junction, turn right onto the B3253 towards Looe. Upon reaching St Martin's, turn left onto Barbican Road and, after passing the School, turn right into Bodrigan Road. Fairfields can be found after a short distance on the right with the property located towards the end of the cul-de-sac.

VIEWING

Strictly by prior appointment with the vendors agents – Jefferys
tel: 01579-342400





16, Fairfields, East Looe, PL13 1HD

Total Area: 67.7 m² ... 729 ft²

All measurements are approximate and for display purposes only



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