



Westcove



Westcove, Sandplace Road

Looe, PL13 1LR

3-minute walk to Looe train station. 5-minute walk to town centre & Beach - Plymouth approx. 22 miles.

A beautifully presented, semi-detached house with private parking, beautiful views over Looe River and within easy walking distance of the town centre, railway station and beach.

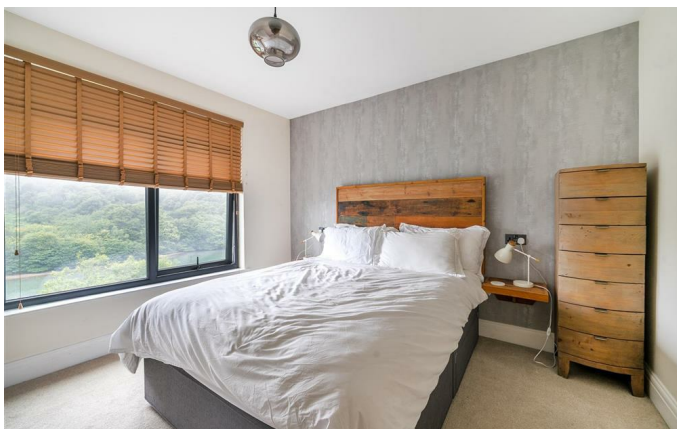
- Semi Detached House
- Open Plan Living
- Family Bathroom & En-Suite Shower Room
- Two Private Parking Spaces
- Council Tax Band A
- River Views
- Modern Fitted Kitchen
- Three Double Bedrooms
- Freehold

Offers In Excess Of £400,000

Situated on the northern outskirts of the sought after and renowned coastal town of Looe which lies on the delightful south east Cornwall coast. The property is elevated and set back from the road - enjoying fabulous views over the wide tidal Looe River and across to Deer Park Woods which is a haven for wildlife thus providing an unspoilt outlook. Looe provides a good range of day to day amenities. The A38 is a reasonable distance and provides easy access to the city of Plymouth and beyond to the M5 network. Plymouth has an extensive range of facilities befitting a regional centre. This beautiful home is accessed via a flight of steps up to the front door and into the entrance hallway. The property has been refurbished throughout offering an open plan living space, incorporating a modern fitted kitchen and dining/living space with a balcony and stunning views over Looe River. Stairs rise from the entrance hallway to the first floor landing giving access to a family bathroom, three double bedrooms, one with En-suite shower room and balcony. External benefits include attractive seating areas – perfect for morning coffee and admiring the view, there is a convenient external storage area and two allocated parking spaces opposite the property.

Based on the latest data to Ofcom Ultrafast Broadband and mobile coverage from EE, Three, Vodafone & O2 are available at the property. The property has mains water/drainage/electric & gas.





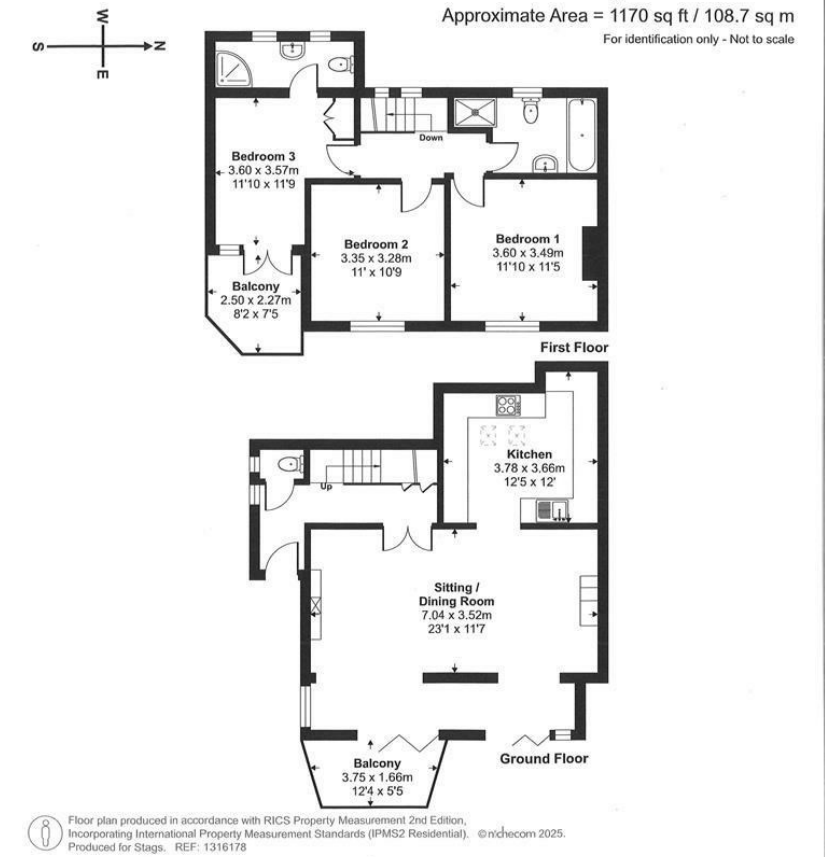
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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