



**Sheviock Lane,Crafthole Torpoint PL11 3DF**



**welcome to**

**Shevioc Lane, Crafhole Torpoint**

Fox and sons are pleased to bring to market this fantastic great size corner plot detached property in the sought after village of Crafhole. The property boasts three great size bedrooms, lounge, sunroom with countryside views, fitted kitchen, utility space, downstairs w/c, garage parking



**Downstairs Wc.**

Part tiled walls with tiled flooring. Wash hand basin and wc. Extractor fan. Ceiling light.

**Lounge**

18' 4" x 10' 5" ( 5.59m x 3.17m )

Feature fireplace with open fire. Sliding patio doors to the rear garden. Electric radiator. Ceiling light. Wood flooring

**Dining Room**

11' 1" x 8' 10" ( 3.38m x 2.69m )

Rear double glazed window. Electric radiator. Ceiling light. Access to the lounge and kitchen. Wood flooring.

**Kitchen**

14' 5" x 9' 10" ( 4.39m x 3.00m )

Rear upvc double glazed window. Part tiled walls with wall and floor base units, sink and drainer. Integral double oven and electric hob. Space for dishwasher. Doors leading to the dining room and utility room. Ceiling lights. Vinyl flooring.

**Utility Room**

8' 11" x 6' 8" ( 2.72m x 2.03m )

Front upvc double glazed window. Wall and floor units. Space and plumbing for washing machine. Front door giving access to the side of the property.

**Sun Room**

9' 9" x 8' 8" ( 2.97m x 2.64m )

Pitched sun roof with countryside views. UPVC windows to the front and side. Wood flooring.

**Bedroom One**

14' 7" x 10' 6" ( 4.45m x 3.20m )

Front upvc double glazed window. double bedroom. Ceiling light. Carpet. Electric radiator.

**Bedroom Two**

10' 6" x 10' 6" ( 3.20m x 3.20m )

Rear upvc double glazed window. double bedroom. Ceiling light. Carpet. Electric radiator.

**Bedroom Three**

10' 6" x 7' 10" ( 3.20m x 2.39m )

Front upvc double glazed window. double bedroom. Ceiling light. Carpet.

**Bathroom**

Rear upvc double glazed window. Panelled bath tub with electric shower. Heated towel rail. Wall mirror. Wash hand basin and wc. Vinyl flooring.

**Front Garden.**

Laid to lawn. Off road parking. Access to the garage.

**Garage**

18' 4" x 9' 1" ( 5.59m x 2.77m )

Up and over door. Power supply and lighting.

**Rear Garden**

Mainly laid to lawn with mature shrubs and planters. Side of property laid to lawn



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## **Shevioc Lane, Crafhole Torpoint**

- DETACHED HOME.
- DRIVEWAY & GARAGE.
- SUN ROOM WITH OUTSTANDING VIEWS.
- REAR GARDEN
- DOWNSTAIRS W/C

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

offers in excess of

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SAS105735 - 0006

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**fox & sons**



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