









welcome to

Sheviock Lane, Crafthole Torpoint

Fox and sons are pleased to bring to market this fantastic great size corner plot detached property in the sought after village of Crafthole. The property boasts three great size bedrooms, lounge, sunroom with countryside views, fitted kitchen, utility space, downstairs w/c, garage parking 01752 847151













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 countyside 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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Sheviock Lane, Crafthole Torpoint

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

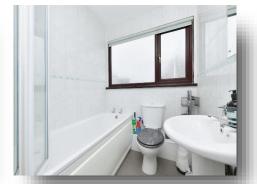
Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in excess of

£355,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105735



Property Ref: SAS105735 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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