



Fore Street  
East Looe | Cornwall

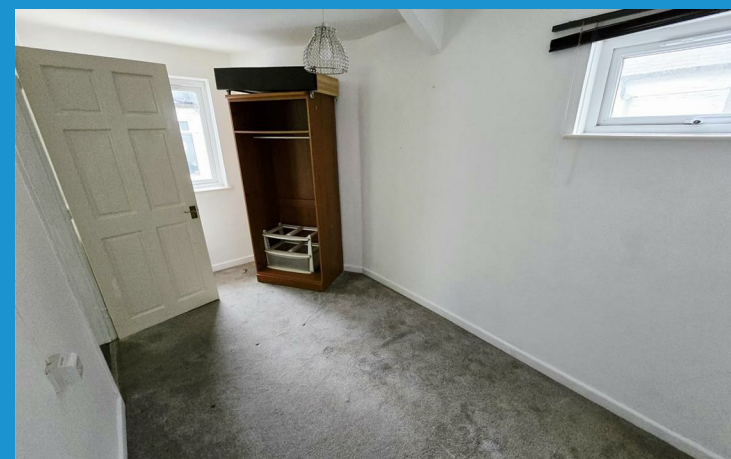


Tucked away within the heart of a popular and historic coastal town is this 1 double bedroom leasehold bungalow with the added benefit of an enclosed private garden. The property has an open plan kitchen/dining/sitting room plus a double bedroom and shower room. The property would create an ideal holiday retreat or quiet home. Available with no chain.

You step into a good size open plan kitchen/dining/sitting room which overlooks the large garden. The kitchen area has a range of eye and base level units together with an oven and hob. Beyond here is a sitting/dining room area with a large double glazed window allowing plenty of light into the room. A door takes you through to the dual aspect double bedroom with room for bedroom furniture. Next to the kitchen is a door through to the shower room with a freestanding shower enclosure, hand basin and WC.

Unusually for a town centre property this property benefits from a larger tiered garden laid to lawn and is enclosed on all side. It offers scope for future creative design. There is tremendous scope to create a wonderful garden to a purchasers of design and style. Despite being in the centre of town, the property is quiet and peaceful.

The property is approached off Fore Street along a shared passage way. Steps lead up to a gate opening into the garden. Although the property has no off road parking there is ample unrestricted parking nearby. Alternatively we understand parking permits might be available for Cornwall Council. The property is within a very short distance of a whole host of amenities including restaurants, public houses and the nearby harbour plus circa 300m from the beach.



### Situation

The popular coastal town of Looe has a wide range of local and national amenities including several public houses and plenty of restaurants overlooking the historic harbour. The town offers great access to a safe sandy beach with rock pool. There are beautiful coastal walks along the nearby South West coast path. On the edge of the town is Looe station which links with the main line at Liskeard station providing onward travel services to London. Looe is a beautiful town to enjoy all year round and is full of character and community.

### Directions

The postcode for the property is PL13 1AD. From Liskeard take the A38 towards Plymouth and after a short distance filter right signposted Looe onto the B3252. Follow this road for several miles passing through Horningtops. At the next T junction turn right on the A387 towards Looe and continue along this road and you will enter the town of Looe, the best place to park is the Harbour Car Park which will be seen ahead. Walk into the town centre along Fore Street. Follow Fore Street and the entrance to the property will be seen on the left between "Peking Garden" and the "COC" follow this passing way and the property will be seen up some steps with a metal gate into the garden.

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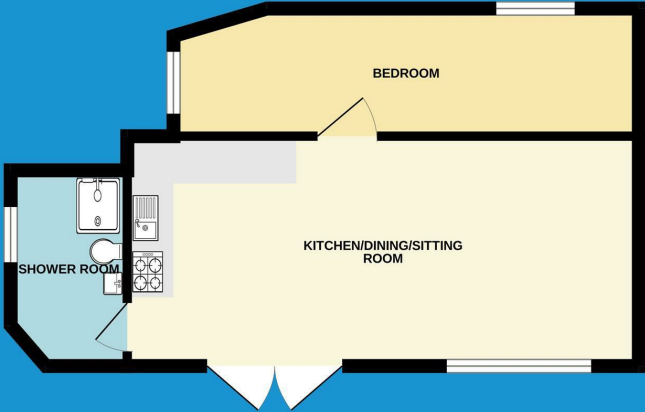
**Sitting Room / Dining Room / Kitchen**  
15'11" x 8'9" (4.87m x 2.69m )

**Bedroom 1**  
13'5" x 7'2" (4.10m x 2.20m)

**Shower Room**  
9'1" x 4'5" (2.77m x 1.37m)

**Services**  
Mains Electricity, Water and Drainage  
Council Tax Band B

**Agent Note**  
Owns The Freehold: Title No: CL41361  
Expiry Date: 999 years from 15.07.1988  
Ground Rent - None  
Service Charge - None



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 95        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 53                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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