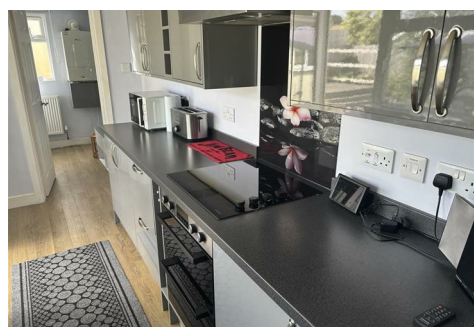




ESTATE AGENTS



**12 St. Georges Road, Looe, PL13 1EB**

**Offers In The Region Of £280,000**

Only a short walk from the Looe beaches - A west facing semi-detached bungalow with fabulous views over the East Looe River Valley, quiet cul de sac location with generous gardens.

Living Room/Dining Room, Kitchen, 3 Bedrooms, 2 Bath/Shower Room, Garage, Enclosed Rear Garden and Sun Terrace

Plaidy beach 0.75 mile walk, harbour and town centre 0.50 mile walk, plymouth approximately 20 miles. St Georges Road is an established and well respected small residential estate in a convenient position for the quiet Plaidy Beach and the town amenities. Freehold Property, Council Tax Band C, EPC Rating D68



### Entrance Porch

A double glazed entrance porch overlooking the front garden and entrance into main hallway.

### Hallway

Leading to living room, family bathroom, and the three bedrooms, fitted carpet, radiator and ceiling light.

### Lounge Diner 23'3" x 15'5" (7.1 x 4.7)



A spacious living/Dining Room with oversized front window offering ample light, feature stone fireplace, fitted carpet ceiling and wall lights, radiator and door leading through to kitchen.

### Kitchen 13'1" x 7'10" (4.0 x 2.4)



A galley style kitchen, with a range of base and wall units, built in electric oven and hob with extraction over. Stainless steel sink with mixer tap, rolled edge work surfaces, wood effect flooring and double glazed window and door overlooking the rear garden.

### Utility Room

Space for white goods, window to rear aspect, radiator and door to shower room.

### Shower Room



With enclosed shower cubicle, vanity sink unit with storage below, low level Wc and obscure glazed window to the rear aspect.

### Bathroom



From the hallway, comprising low level Wc, pedestal sink, and panel bath and obscure double glazed window to the rear aspect.



**Bedroom 3 7'6" x 7'2" (2.3 x 2.2)**



A single bedroom, with fitted carpet, radiator and double glazed window overlooking the rear garden.

**Bedroom 2 10'9" x 9'6" (3.3 x 2.9)**



A double bedroom, with double glazed window overlooking the rear garden, fitted carpet and radiator.

**Bedroom 1 11'9" x 10'9" (3.6 x 3.3)**



A double glazed window, with views over the front garden and beyond, fitted carpet and radiator.

**Outside**

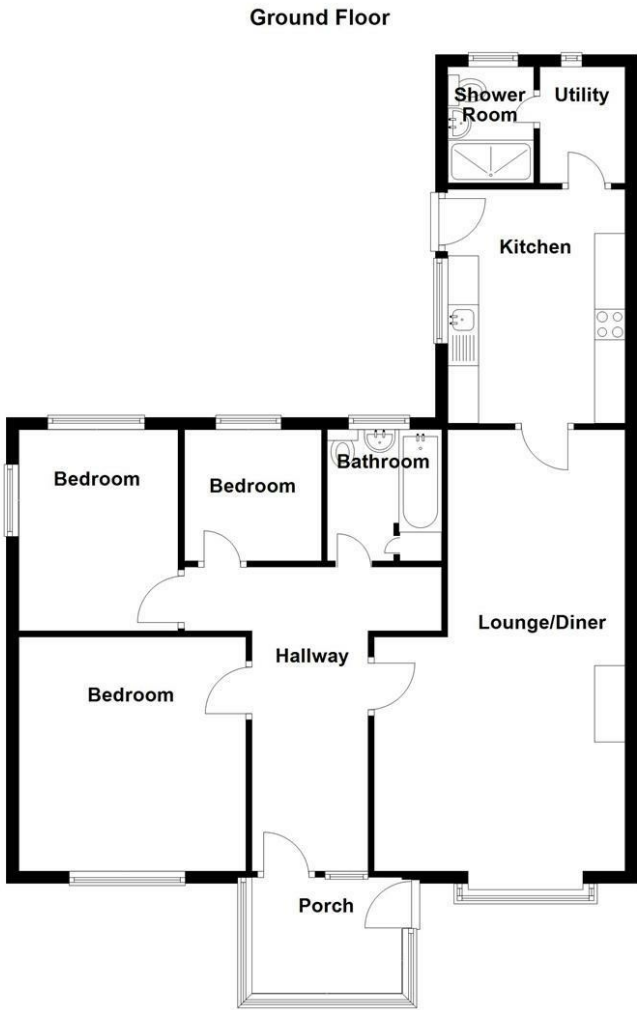


On road parking. Lawned front garden with established shrubs and hedging. To the rear an enclosed garden enjoys a fine south and west aspect over the town and open unspoilt countryside to the south and west with a raised decked terrace providing a fine vantage point with fabulous sunsets from this position. There is also a lawned area with various flower and shrub beds and a garden shed.

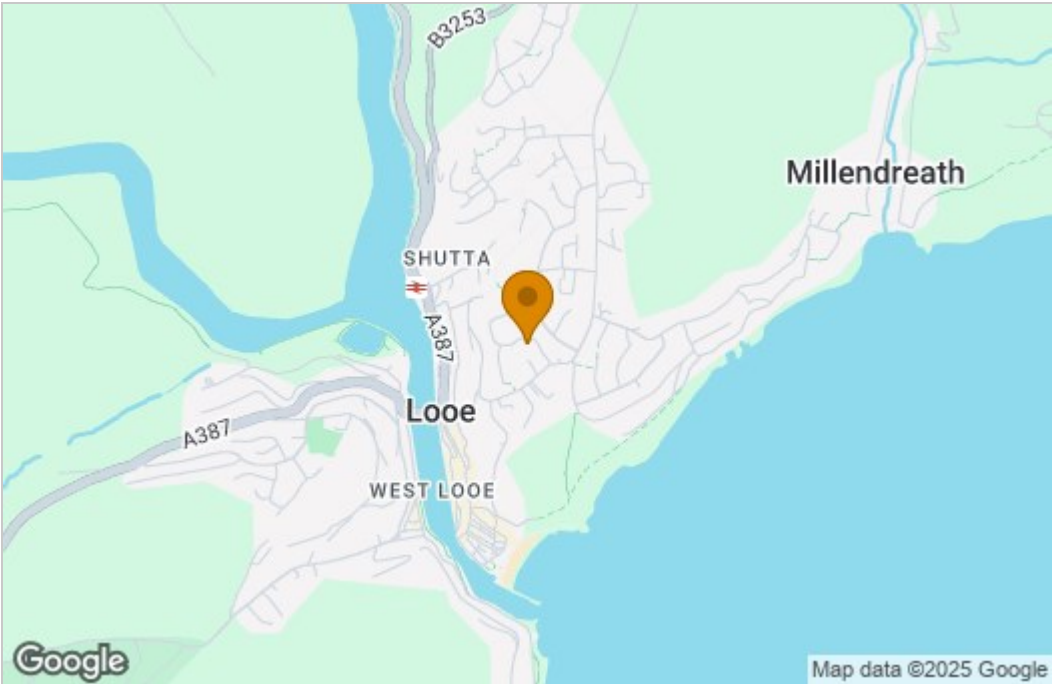
**Garage 16'8" x 7'10" (5.1 x 2.4)**

Garage in separate block only 50 yards from the property.

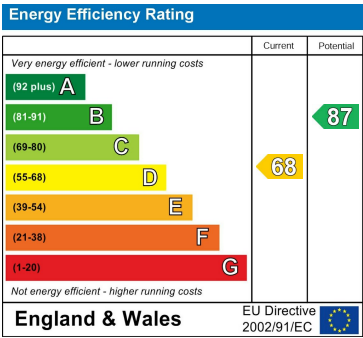
Floor Plan



Area Map



Energy Efficiency Graph



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