



ESTATE AGENTS



## 76 Clarence Road, Torpoint, PL11 2LT

**Asking Price £215,000**

Welcome to this charming mid-terrace house located in the popular Cornish town of Torpoint. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families or first-time buyers. As you enter, you are greeted by two spacious reception rooms, modern fitted kitchen, utility room and w.c. on the ground floor with three bedrooms and modern family bathroom on the first floor. The layout is both practical and inviting. With no onward chain, this home presents a straightforward opportunity for those looking to move in without delay. Other benefits include double glazing, gas central heating and garage. Situated in the town of Torpoint, you will benefit from a friendly community and easy access to local amenities. The surrounding area boasts beautiful scenery and is perfect for outdoor enthusiasts. This house is a wonderful opportunity to create lasting memories in a welcoming environment. Do not miss your chance to view this property and envision your future in this delightful home. EPC =To follow. Council Tax Band B. Freehold Property.

## LOCATION

The property is located in Torpoint offering good access to local amenities which include popular primary and secondary schools, shops, and parks. The town offers a strong sense of community and is perfectly positioned for commuters, with ferry connections into Plymouth. Whether you are looking for a family base or a property with long-term potential, Clarence Road offers a compelling blend of space, convenience, and opportunity. The surrounding areas boast beautiful scenery and is perfect for outdoor enthusiasts

## ENTRANCE

uPVC front door with pattern glass leading into the entrance vestibule. The entrance vestibule has a radiator and doorway leading into the hallway.

## HALLWAY

Stairs leading to the first floor landing with understairs storage cupboard, radiator, dado rail, doorways leading into the downstairs living accommodation.

**LOUNGE 14'10 x 14'4 (into bay window) (4.52m x 4.37m (into bay window))**



Double glazed bay window to the front aspect, radiator, various power points, picture rail, fireplace with inset gas fire.



**DINING ROOM 11'10 x 11'7 (3.61m x 3.53m)**



Double glazed window to the rear aspect, radiator, various power points, dining hatch to the kitchen.

**KITCHEN 11'10 x 10'10 (3.61m x 3.30m)**



Modern matching kitchen comprising range of wall mounted and base units with work surfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space for cooker with cooker hood above, radiator, various power points, built in storage cupboard with shelving, double glazed window to the side aspect, doorway with steps leading down to the utility room and w.c.



**UTILITY ROOM 11'10 x 7'3 (3.61m x 2.21m)**

Space and plumbing for washing machine, power points, radiator, double glazed window to the rear aspect, doorway leading to the rear courtyard.

**DOWNSTAIRS W.C.**

Accessed via doorway from the utility room, w.c., window to the side aspect.

**STAIRS**

Leading to the half landing.

**HALF LANDING**

Doorway leading into the bathroom.

**BATHROOM 10'10 x 8'5 (3.30m x 2.57m)**



Modern matching bathroom suite comprising walk in double shower with drench style shower, panelled bath, vanity unit with inset wash hand basin, low level w.c., down lighting, chrome towel radiator, two double glazed windows to the rear aspect with river views.



**STAIRS**

Lead from the half landing to the first floor landing.

**LANDING**

Doorways leading into the first floor living accommodation.

**BEDROOM 1 11'10 x 11'10 (3.61m x 3.61m)**



Double glazed window to the rear aspect with pleasant river views, radiator, power points, coved ceiling.



### **BEDROOM 2 11'10 x 10'6 (3.61m x 3.20m)**



Double glazed window to the front aspect, radiator, power points.

### **BEDROOM 3 10'11 (at max point) x 7'9 (3.33m (at max point) x 2.36m)**



Double glazed window to the front aspect, radiator, power points, built in shelving.

## **FRONT GARDEN**



To the front there is a level paved garden with mature bushes to the front boarder, tiled pathway leading to the front door.

## **REAR GARDEN**

Enclosed courtyard with gateway leading to the rear service lane, outside tap.

## **GARAGE**



Located at the rear of the property accessed via up and over garage door, window to the side aspect.

## **SERVICES**

The property benefit from mains gas, mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Interned provider speeds top the property location

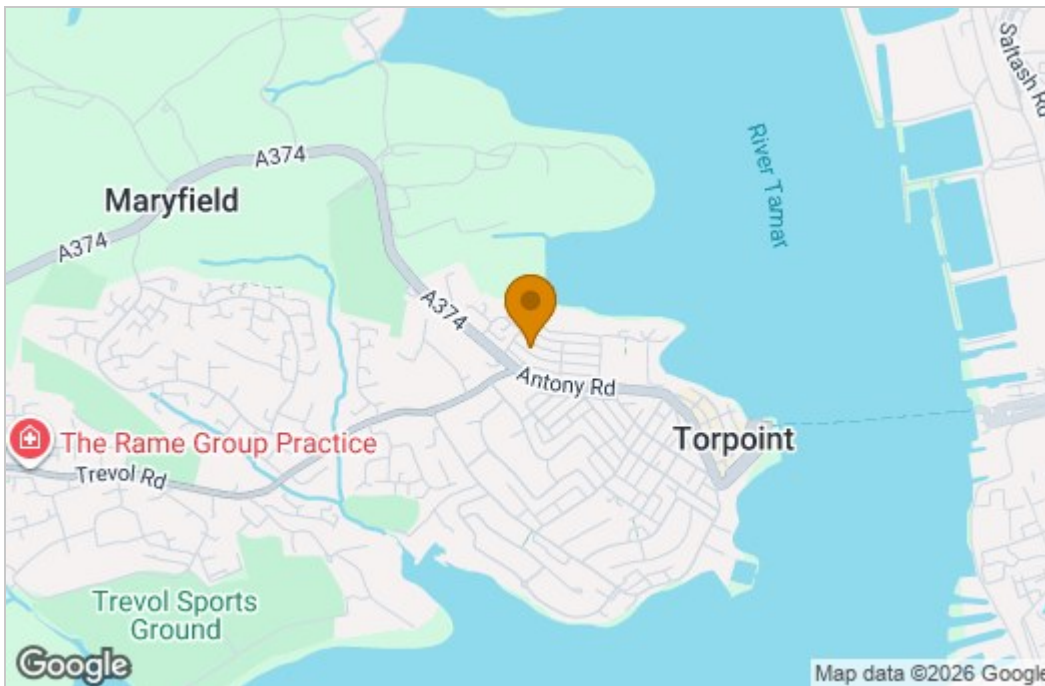
<https://labs.thinkbroadband.com/local/index.php>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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