



Richmond Road, Pelynt

Jefferys ESTABLISHED 1865

28 Richmond Road Pelynt Looe PL13 2NH

Guide Price; £205,000

A two/three bedroom semi-detached house situated within a popular rural village in need of modernisation and improvement. The property benefits from garden areas to the front and rear, a garden store and a garage with off-road parking.

This property is situated within the village of Pelynt lying four miles from the south coast of Looe or Polperro. Pelynt is a popular village with a range of amenities including two Village Shops, Primary School, Social Club, Village Hall, Public House, Garage and Church. The former market town of Liskeard which caters for most daily needs is 11 miles away and has a mainline railway station connecting to Plymouth and London (Paddington). There is outstanding scenery in the immediate area with Bodmin Moor and the beautiful South Coast within a few minutes' drive.

Originally built as a three bedroom semi-detached house which is in need of modernisation and improvement is for sale with no forward chain.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

ENTRANCE PORCH

uPVC double glazed window to the front and sides, uPVC panel and double glazed door to the side.

A wooden glazed door leads to:-

ENTRANCE HALL

Wooden and single glazed window to the side, cloak cupboard.

LOUNGE/DINING ROOM 15'6" x 11'7" (4.77m x 3.57m) plus 8'9" x 8'6" (2.72m x 2.61m)

uPVC double glazed window to the front, aluminium framed double glazed patio door to the rear, wood burning stove with back boiler to heat water and radiators.

KITCHEN 8'7" x 8'5" (2.65m x 2.6m)

uPVC double glazed window to the rear, kitchen units comprising working surfaces with cupboards under, stainless steel sink unit, provision for electric oven, understairs storage cupboard, store cupboard, radiator.

SIDE PORCH

uPVC double glazed door to the front, metal panel and glazed door to the rear.

FIRST FLOOR

LANDING

uPVC double glazed window to the side, airing cupboard comprising factory insulated hot water cylinder and electric immersion heater, linen cupboard.

BATHROOM/WC

uPVC double glazed windows to the side and rear, suite comprising panelled bath with electric shower over, low level wc, wash hand basin, tiled walls, radiator.

BEDROOM ONE 12'8" x 9'9" (3.91m x 3.02m) plus 7'9" x 7'3" (2.41m x 2.24m)

Two uPVC double glazed windows to the front, two radiators.

BEDROOM TWO 11'3" x 9'2" (3.45m x 2.81m)

uPVC double glazed window to the rear, radiator.

OUTSIDE

Shared concrete pathway to the front.

Open plan shrub garden to the front with various mature shrubs and trees providing privacy and a pleasant outlook.



To the rear, from the Lounge, the patio doors lead onto a raised covered decking area ideally suited for entertaining and socialising.

Gravelled garden area to the rear with fruit trees, mature shrubs and fishpond. Raised flower/vegetable beds.

GARDEN STORE 13'6" x 6'2" (4.15m x 1.88m)

From the rear entrance gate, there is a shared path which leads to the garage complex. In front of the garage, there is a tarmac parking space for one vehicle. A secure metal panel pedestrian door leads to the:-

GARAGE 16' x 8'2" (4.89m x 2.50m)

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band: B

EPC RATING

Band: 'D'

VIEWING

Strictly by prior appointment with the vendors agents – Jefferys
Tel: 01579-342400

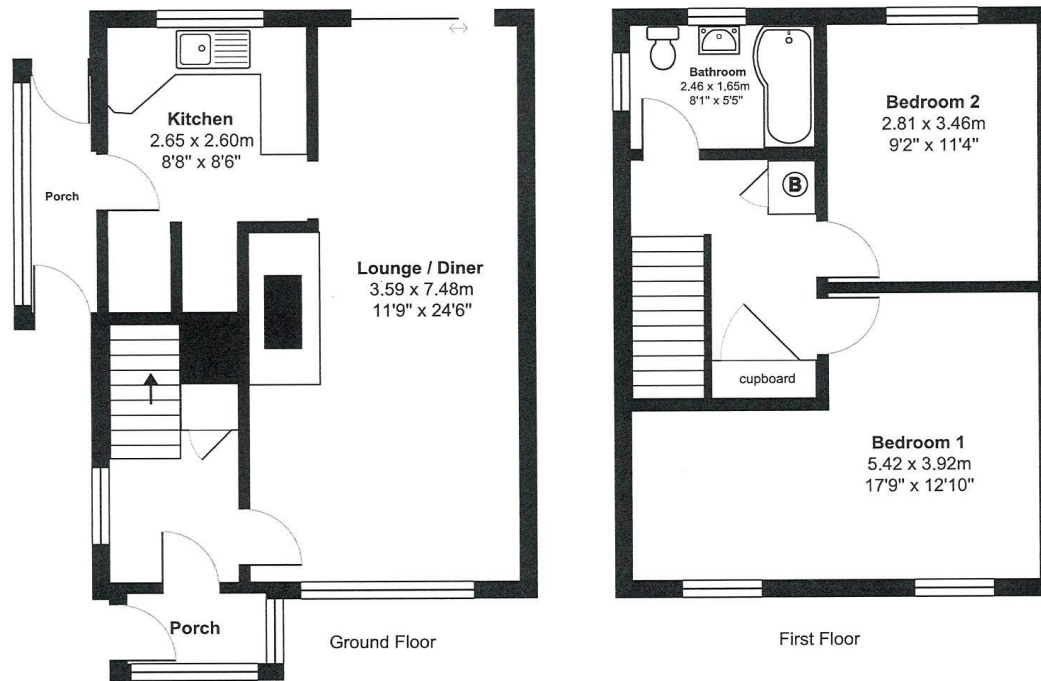
TENURE

The property is Freehold and will be sold with vacant possession upon completion.

DIRECTIONS

At Dobwalls Roundabout on the A38 take the Lostwithiel Road to East Taphouse. Upon exiting the village, turn left signposted Looe. Continue to the village of Pelynt and proceed just past the Church taking the next right turning towards Lansallos. After 100 yards, turn right into Richmond Road and continue up the road where No 28 will be found on your right hand. The garage and parking space is slightly further on, on your right hand side.





28, Richmond Road, Pelynt, PL13 2NH

Total Area: 79.2 m² ... 852 ft²

All measurements are approximate and for display purposes only



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