



Portuan Road, Looe

Jefferys ESTABLISHED 1865

4 Eddystone Court Flats

Portuan Road

Looe

PL13 2DR

Guide Price; £260,000

A spacious three bedroom first floor maisonette apartment enjoying triple aspect sea views of Hannafore, Looe Bay and towards the Rame Head peninsula. Outside Balcony. Terraced Garage and off-road parking. Communal grounds.
For sale with no onward chain.

The apartment can be found at Hannafore within an elevated position so as to take full advantage of the excellent sea and coastal views of Looe Bay and St Georges Island.

The property is conveniently easy access to the town centre yet being set back from the main frontage allows a more private and picturesque setting being well elevated looking out to sea. All principal rooms have sea views which must be viewed to fully appreciate the position.

Looe offers quaint old buildings with numerous retail outlets, public houses and dining establishments. Looe has a branchline railway linking the town to Liskeard which then provides a mainline railway station linking Liskeard to London Paddington.

The City of Plymouth is approximately 40 minutes via the Tamar Bridge at Saltash.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

COMMUNAL HALLWAY

Well maintained concrete stairs and Hallways lead to the first floor where the apartment can be found.

FIRST FLOOR

SPACIOUS ENTRANCE HALL – 7'1" x 5'8" (2.17m x 1.78m)

Tilt and turn double glazed window to the side, door to the Hallway.

CLOAKROOM/WC

Tilt and turn double glazed window to the side, suite comprising low level wc, wash hand basin, airing cupboard with hot water cylinder and electric immersion, slatted shelves for storage.

INNER HALL

Understairs storage cupboard, electric night storage heater, doors lead to the bedrooms and stairs lead to the second floor.

BATHROOM/WC

Double glazed window to the side, panelled bath with electric shower over, vanity unit with low level wc and wash hand basin, heated towel rail, fan heater, partly tiled walls.

BEDROOM ONE 12'8" x 10'4" (3.91m x 3.17m)

Dual aspect tilt and turn windows to the front and side, electric night storage heater.

BEDROOM TWO 12'8" x 9'2" (3.91m x 2.79m)

Tilt and turn double glazed window to the front, night storage heater.

SECOND FLOOR

LANDING

Tilt and turn double glazed window to the side, telephone intercom for the access door.

BEDROOM THREE 12'2" x 10'4" (3.73m x 3.16m) (maximum)

Tilt and turn double glazed windows to the sides, electric night storage heater, entrance door leading to Second Floor Landing.

'L' SHAPED KITCHEN/LOUNGE/DINING ROOM

KITCHEN 9' x 7'3" (2.75m x 2.22m)

Double glazed window to the side, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, electric oven and hob, breakfast bar, composite sink unit, tiled floor.

LOUNGE/DINING ROOM 19'10" x 12'3" (6.09m x 3.76m)



Triple aspect double glazed windows to the front and sides, patio doors leading to small balcony, electric night storage heater.

OUTSIDE

To the front of the property, there are terraced gardens with lawn and shrub areas with concrete path and steps leading to the main entrance door.

To the rear, there is a concrete drying area where residents can utilise the facility.

GARAGE 18' x 8'5" (5.49m x 2.58m)

Up and over door to the front, electricity connected.

PARKING

One large parking space in front of the Garage.

SERVICES

Mains water, electricity and drainage are connected to the property. Heating is by means of electric night storage heaters.

COUNCIL TAX

Band: B

EPC RATING

Band: 'E'

VIEWING

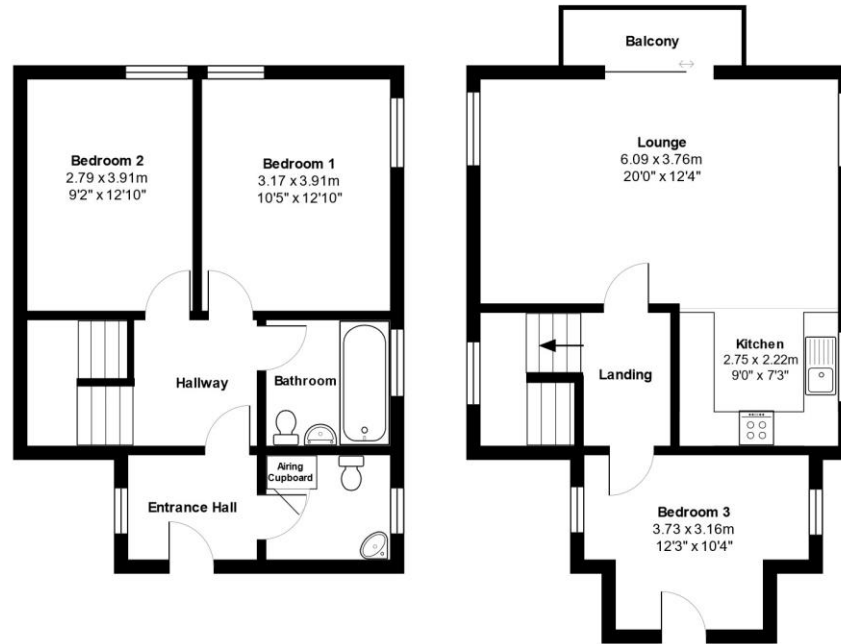
Strictly by prior appointment with the vendors agents – Jefferys
Tel: 01579-342400

TENURE

The property is Leasehold with a 999 year Lease from December 1976. Each apartment is a member of the Eddystone Court Residents Association Limited who jointly own the Freehold of the building. There is a Service Charge of £100 per calendar month to cover, Ground Rent, Maintenance and Building Insurance.

The property cannot be used for Commercial Holiday Letting.





First Floor

Second Floor

4, Eddystone Court, Portuan Road, West Looe, PL13 2DR

All measurements are approximate and for display purposes only



RICS rightmove
find your happy



St Austell
18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel
5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard
17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

OFFICES AT: ST. AUSTELL • LOSTWITHIEL • LISKEARD

www.jefferys.uk.com

ESTABLISHED 1865
Jefferys