

ACCOMMODATION Entered through a double glazed door into a porch and then through a period wooden door into the central hallway. Doors off to the lounge, separate dining room and downstairs WC, an opening to the kitchen, stairs that rise to the first floor and access to under stair storage with plumbing for washing machine.

The lounge offers a bay window to the front elevation and an opening to the dining room which offers a window to the rear and a door back into the central hallway.

The stunning kitchen comprises base mounted units with sliding cutlery drawers, a block work surface incorporating a contemporary sink unit with drainer to side. A four ring halogen hob with cooker beneath and a stainless steel extractor fan over. Tiling to splash back areas, integrated fridge/freezer and separate dishwasher, inset lights, a window to the side elevation and double doors onto the garden.

From the first floor landing there is a window to the rear elevation, doors to the three bedrooms and the four piece family bathroom.

Bedrooms one and three both face the front elevation, with bedroom number two overlooking the rear garden.

The family bathroom has been fitted to a high standard and offers a shower cubicle with an electric

shower unit over, panelled bath with contemporary mixer tap. A low level WC, heated towel rail and a sink set onto a vanity unit with storage beneath.

Externally the home offers a low maintenance front garden, mainly laid to stone chippings with a pathway to the front door.

The rear garden is laid to lawn with a path to a timber gate which leads onto the rear service lane. An extensive deck area is set off the kitchen and provides ample space for al fresco dining.

LOUNGE 12' 10" x 12' 4" (3.91m x 3.76m)

DINING ROOM 13' 1" x 9' 11" (3.99m x 3.02m)

KITCHEN/BREAKFAST ROOM 10' 8" x 9' 7" (3.25m x 2.92m)

BEDROOM ONE 10' 3" x 9' 10" (3.12m x 3m)

BEDROOM TWO 10' 4" x 10' (3.15m x 3.05m)

BEDROOM THREE 9' 8" x 5' 9" (2.95m x 1.75m)



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York Road, Torpoint PL11 2LG - £165,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

A beautifully renovated family home set in a popular location. Benefitting from three bedrooms, family bathroom, downstairs WC and a well equipped kitchen with double doors onto decking. Double glazing, central heating, enclosed garden, no onward chain. EPC D



York Road, Torpoint PL11 2LG - £165,000



- Three Bedrooms
- Renovated Home
- Enclosed Rear Garden
- Downstairs WC
- Double Glazing
- Central Heating
- No Onward Chain



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