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Marwill, West Looe Hill, Looe, Cornwall PL13 2HQ

\*GUIDE PRICE £180,000+



A two bedroom detached bungalow, located in the popular town of Looe, now requiring some modernisation.

#### DESCRIPTION

A detached bungalow providing well proportioned living accommodation with scope to improve the current layout. The property benefits from two reception rooms, fitted kitchen, utility room, two double bedrooms and shower room. The loft which is currently accessed via a ladder provides scope for further accommodation (subject to the necessary consents being granted). Externally, the elevated position allows views of east and west Looe which can be enjoyed from the rear garden. The property features a garage and opportunity to also park to the side of it.

#### LOCATION

Divided by the river and connected by the bridge, East and West Looe form a charming Cornish town bustling with life and a working fishing port. Looe is a picturesque and thriving town which centres around a beautiful sandy beach with the Banjo Pier separating the sea from the river.

#### ACCOMMODATION

**Ground Floor** Entrance via steps leading to the front and side of the property. Entrance hallway leading to a lounge through diner

and into the kitchen and utility room, two bedrooms and a shower room.

**Loft** Accessed by a ladder is a useful loft space with storage facilities.

**Outside** To the front aspect is a detached garage with space to the side, a front patio style garden which leads to the rear tiered garden, offering views of the surrounding area.

#### EPC

Energy Efficiency Rating – E

#### AUCTION VALUER

Lucy Fuller

#### VIEWING ARRANGEMENTS

Strictly by appointment only with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.

