

LOT  
15

12 Downs Road, Looe, Cornwall PL13 2AR  
\*GUIDE PRICE £100,000+



A three bedroom semi-detached house, now requiring refurbishment. set in the popular town of Looe, Cornwall.

#### DESCRIPTION

A three bedroom semi-detached house, set in an elevated position offering views across the valley and river. The property benefits from a lounge, kitchen/diner, three bedrooms, two cloakrooms and a bathroom. At the rear is a tiered garden and on the roadside is a garage and off road parking area. Now requiring modernisation throughout, the property would suit investors looking to let on either an AST basis or for holiday use, due to its close proximity to the town centre.

#### 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 hallway with stairs to the first floor and cloakroom, lounge and kitchen/diner.

**First Floor** Three bedrooms, cloakroom and bathroom.

**Outside** To the front are steps leading from the car parking area next to the garage, which lead to the front and side of the property. To the rear is a generous garden requiring maintenance, with outside storage.

#### NOTES

We advise that this property would be suited to cash purchasers only due to some properties in the area being affected by Mundic. Please note that as far as we are aware this property has not been tested.

#### EPC

Energy Efficiency Rating – TBC

#### AUCTION VALUER

Lucy Fuller

#### VIEWING ARRANGEMENTS

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

