



Sanderling Cottage, Lower Market Street, East Looe, Cornwall, PL13 1AX ● Offers in Excess of: £145,000

- In need of improvement & updating
- Three storey cottage
- Two bedroom accommodation
- Close to the beach & amenities
- Ideal holiday/main or second home
- No onward chain
- Viewing essential
- Energy Rating: G19



Situated in the heart of Town and close to the beach, this is an opportunity to acquire a two bedroom cottage that requires further improvement and updating. Presented over three floors, the accommodation provides; kitchen reception room to the ground floor, a bedroom and shower room to the first floor and a further bedroom to the second floor. Sold with the benefit of no onward chain, the property would make a superb investment/holiday let or second home for any potential purchaser.

Kitchen/Reception room

Open plan room of irregular shape. Wooden entrance door opens into the Kitchen. Two sash windows to the front. Kitchen fitted with a range of wall and base units incorporating cupboards and drawers, roll edge work tops, inset sink drainer with central mixing tap and tiling to the upstand. Eye level electric oven. Two ring electric hob. Under counter space for a fridge. Wall lights. Wall mounted electric heater. Laminate flooring. Recess shelving. Under stairs storage cupboard. Wall mounted electric meter and consumer unit. Stairs to the first floor.

First floor landing

Stairs to the second floor. Doors to a bedroom and a shower room.

Bedroom 2

Sash window to the front. Wall mounted electric heater. Storage cupboard.

Shower room

Sash window to the front with obscured glass. A modern suite comprising; shower cubicle with sliding doors and a wall mounted electric shower, pedestal wash hand basin and a close coupled WC. Towel radiator. Part tiled walls. Extractor fan.

Second floor

Door opens into Bedroom 1.

Bedroom 1

Two sash windows to the front. Built in storage space. Loft access hatch. Wall mounted electric heater. Part tiled floor with a free standing bath.

Information

Tenure: Freehold.

Services: Mains electricity, water, drainage.

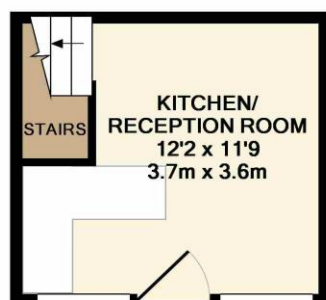
Heating: Electric heaters.

Windows: Wooden sash windows.

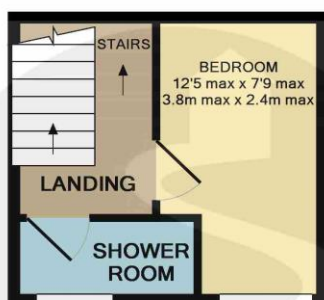
Council Tax: Band B

From our office proceed on foot along Fore Street heading towards the sea front. After passing The Ship public house, take the right hand junction towards the river. Take the second left hand turn onto Lower Market Street and the property can be found after a short distance on your right hand side.

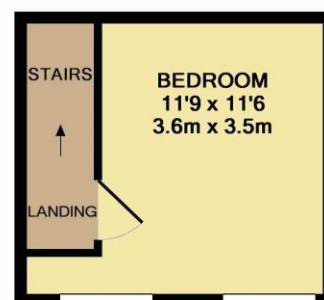
Floor Plan (for illustrative purposes only)



GROUND FLOOR
APPROX. FLOOR
AREA 142 SQ.FT.
(13.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 142 SQ.FT.
(13.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 142 SQ.FT.
(13.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 425 SQ.FT. (39.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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