

## To Let

### Valhalla, Eastcliff, Looe, PL13 1DE

A beautiful detached family home in East Looe on the cliff overlooking the sea. The property has an access of 90 steps and from the house you can enjoy views of the harbour, West Looe and the sea. There are Four Bedrooms, Two Bathrooms and a spacious open plan Lounge/Diner/Kitchen which opens onto a large decked terrace with far reaching views across Looe and the Sea. The property is warmed by gas central heating and is double glazed. Note that there is no parking at the property or in the vicinity so parking is in the local authority car parks. The nearest car park is East Looe Harbour car park which is about a 5 min walk to the property and there is also Mill Pool Car park which is owned by Cornwall Council. Deposit £1195.00 Council Tax D. EPC: D.



- FOUR BEDROOMS
- STUNNING VIEWS
- COUNCIL TAX BAND D
- AVAILABLE NOW!
- TWO BATHROOMS
- GAS CENTRAL HEATING
- EPC: D
- EXCELLENT PRESENTATION

**£1,495 per month Deposit £1,495**



# Energy performance certificate (EPC)

Valhalla  
Eastcliff  
LOOE  
PL13 1DE

Energy rating

D

Valid until: 29 October 2033

Certificate number: 9370-2430-9300-2777-8161

Property type Detached house

Total floor area 148 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		