

# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

**£535,000** FREEHOLD

*Valhalla, Eastcliff, Looe, PL13 1DE*



- FOUR BEDROOM DETACHED HOME
- PANORAMIC VIEWS ACROSS LOOE
- GAS CENTRAL HEATING
- BATHROOM & SHOWER ROOM
- UTILITY ROOM
- OPEN PLAN LIVING AREA/KITCHEN
- NO ONWARD CHAIN
- EPC E COUNCIL TAX BAND D

A Spacious Four Bedroom Family Home in an elevated position commanding panoramic views across Looe. There is a large open plan Living/Kitchen Area which opens onto a decked area with views to the sea and across Looe. There is a downstairs shower room and first floor bathroom. There is a terraced garden to the rear with access to the cliff path leading down to the beach. EPC E. Council Tax Band D.



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# Eastcliff, Looe, PL13 1DE

Approached via a stepped access consisting of 90 steps up from street level leading to a gated access with door opening to:-

## HALLWAY

There are stairs rising to the first floor with cupboard below and doors to all ground floor rooms.

## LOUNGE/DING AREA

32'0" x 12'2" (9.75m x 3.71m)

A wonderful area for entertaining with double opening patio doors to the decking, solid oak floors, free standing gas fire with feature surround,

## KITCHEN

10'6" x 8'5" (3.20m x 2.57m)

A wide range of bespoke kitchen units with solid wood work surface over. Breakfast bar with inset gas hob. Built in Oven and separate grill, Belfast sink with side drainer.

## UTILITY ROOM

7'4" x 5'6" (2.24m x 1.68m)

Plumbing for a washing machine and there is a wall mounted gas combi boiler.

## SHOWER ROOM/WC

9'11" x 5'6" (3.02m x 1.68m)

A modern suite comprising of a corner shower cubicle, wash hand basin and close coupled WC, tiled walls and an extractor fan.

## FIRST FLOOR

## LANDING

There are doors to all rooms, airing cupboard and loft access hatch.

## BEDROOM ONE

17'5" x 11'5" (5.31m x 3.48m)

A generous sized principle bedroom with a patio door opening to a balcony. Built in wardrobes.

## BEDROOM TWO

13'10" x 11'5" (4.22m x 3.48m)

A well-proportioned second double bedroom with windows overlooking the town and river. Built in wardrobe.

## BEDROOM THREE

12'3" x 10'1" (3.73m x 3.07m)

A good sized third double bedroom with a window to the rear and built in wardrobes.

## BEDROOM FOUR

12'4" x 8'6" (3.76m x 2.59m)

A useful fourth double room with window to the rear and built in wardrobes.

## BATHROOM

9'5" x 5'6" (2.87m x 1.68m)

A free standing bath, wash hand basin and close coupled WC.

## OUTSIDE

There is a decked terrace extending across the entire frontage of the property affording far reaching views across Looe harbour, the river and the sea. To the rear is a mostly lawned terraced enclosed garden.

## PARKING

It should be noted that there is no parking in the immediate vicinity of the property.

## ENERGY EFFICIENCY RATING

This property has been rated as D (63) with a potential rating of C (79).

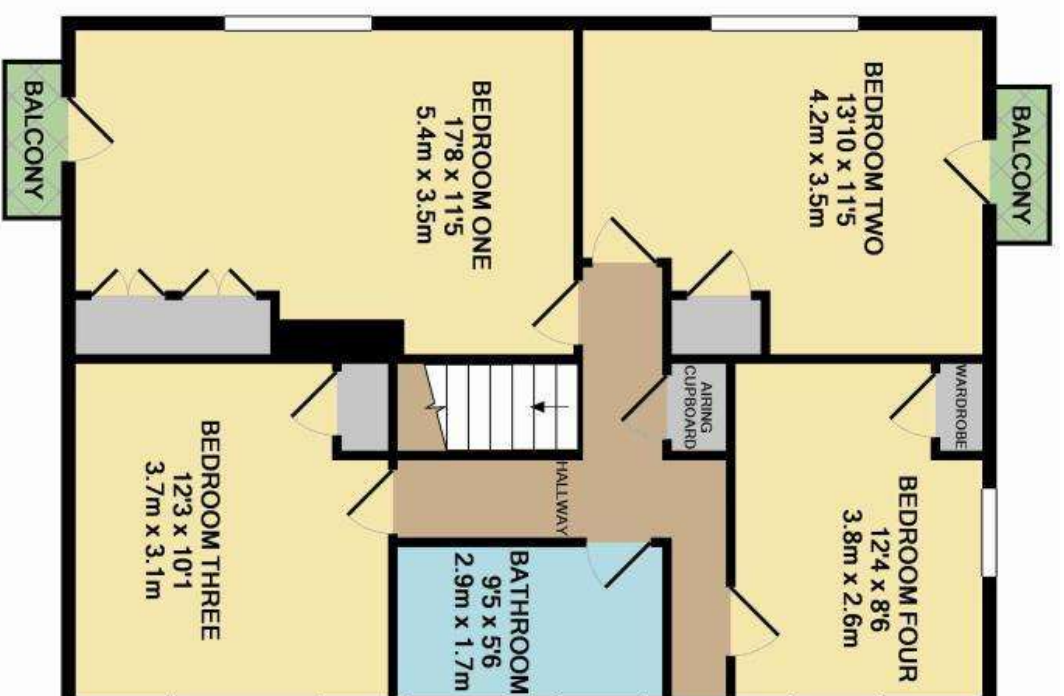
## AGENTS NOTE

All mains services are connected. Council Tax Band D. Good mobile coverage from all major networks (Source Ofcom). Broadband speeds from 16Mbps Standard and 80Mbps Superfast. (Source Ofcom). It should be noted that the vendor is an associate of Ferguson Young Estate Agents.

## DIRECTIONS

On foot, proceed through the town centre to the Ship Inn and then turn left into Castle Street and carry straight on at the crossroads. Enter the Gate marked as Uplands and carry on up to the gate leading to the steps up to Valhalla.





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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