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28 Lamorna Park

Torpoint, PL11 2QJ

Offers in excess of £169,000



A lovely end-terrace home situated in popular Lamorna Park. The property is accessed via steps down and to the front is a small garden and shed. Entrance is via a uPVC double glazed door with a canopy over. A path extends around the side of the home to the rear garden. Internally the property comprises: entrance hall with stairs rising and under stairs storage cupboard, open through to the kitchen and a door provides access to the living/dining room with a uPVC double glazed door leading to the garden. To the first floor are two double bedrooms and a family bathroom. The main bedroom has lovely views over St Johns Lake and to the countryside beyond. This lovely property would suit a first time buyer or someone looking to downsize and subject to the usual consents could easily be extended. EPC: C rating and Council Tax Band: B. Early viewing is highly recommended



External Front

Accessed via three steps down with a hand rail. To the right is a small garden which is screened by a privacy hedge. To the left of the front door is a shed and there is an outside tap. A path leads around the side of the home to the rear garden and a uPVC double glazed door provides entrance to the property with a door canopy over.

Entrance Hall

With stairs rising to the first floor accommodation and a storage cupboard below. Wall mounted radiator. A door through to the living/dining room and open through to the

Kitchen 9'1 x 5'7 (2.77m x 1.70m)

A range of light wood effect wall, base and drawer units with chrome coloured handles and dark granite effect worktops over. Space for a tall fridge/freezer, space for an oven and space and plumbing for a washing machine. A stainless steel sink with a hot and cold mixer tap over. Wall mounted combi boiler.

Living/Dining Room 15'8 x 12'2 (4.78m x 3.71m)

A dual aspect room with a uPVC double glazed window to the side and to the rear with a uPVC double glazed door giving access to the rear garden. Wall mounted radiator and gas fire.

First Floor Landing

With loft access and an airing cupboard and doors off to the bathroom, bedroom two and

Bedroom One 12'2 x 8'9 (3.71m x 2.67m)

A uPVC double glazed window to the rear with lovely views over St. Johns Lake and to the countryside beyond. Wall mounted radiator.

Bathroom

Fully tiled. A uPVC double glazed window to the side with obscure glass and a white three-piece bathroom suite comprising; a panelled bath with a mains shower over, pedestal wash hand basin and low level WC. Heated towel rail.

Bedroom Two 9'1 x 8'8 (2.77m x 2.64m)

To the front of the home with a large storage cupboard/wardrobe which could easily take a chest of drawers. Wall mounted radiator.

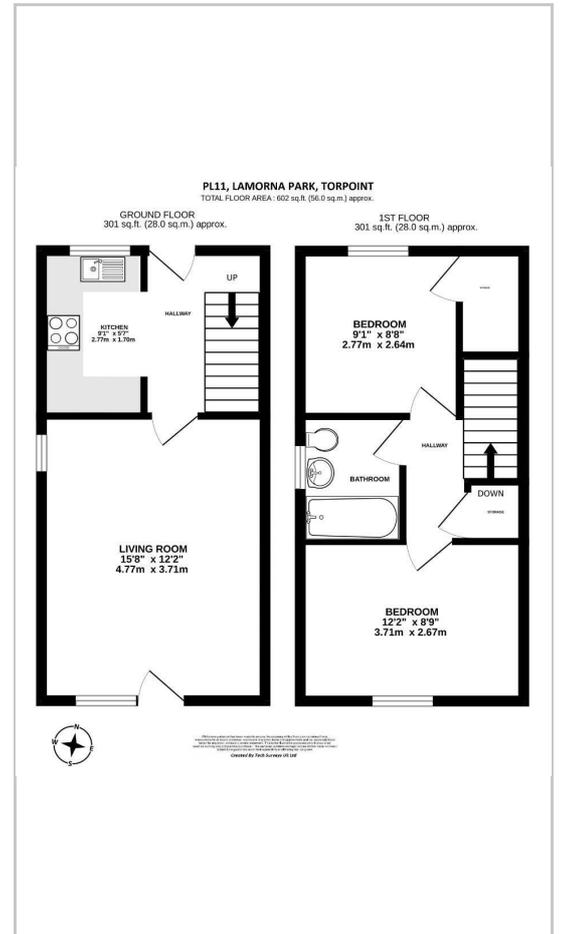
Rear Garden

The garden is very private and extends around the side of the house to the front.

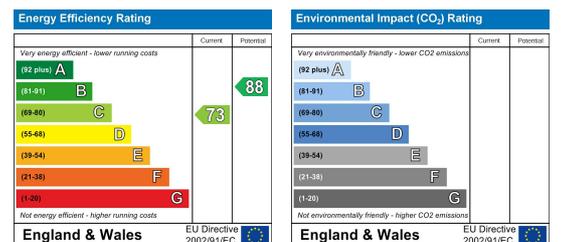
Area Map



Floor Plans



Energy Efficiency Graph



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