







Churchend
Looe
Guide Price £285,000

3 1 2 EPC

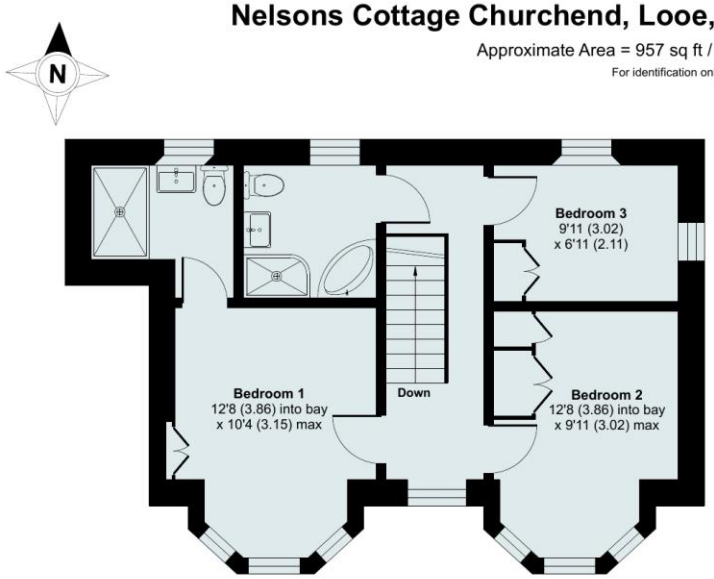
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Nelsons Cottage Churchend, Looe, PL13

Approximate Area = 957 sq ft / 88.9 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Bradleys. REF: 1112376

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DESCRIPTION

A substantial double fronted property situated in East Looe, Nelsons Cottage offers convenient access to the town and beach. This exceptional residence is presently a successful holiday let due to its prime position. It would also serve as a charming permanent residence for those desiring to reside in the heart of Looe.

Material Information:

Tenure - Freehold

Local Authority - Cornwall Council,

Tax Band - Currently rated for business use,

Tenure - Freehold,

Utilities - Mains electricity, gas, water and drainage, mains gas central heating,

Construction - Brick,

Broadband - Standard & Superfast available,

Mobile Signal - EE, 02 & Vodafone limited, Three likely,

Parking - No parking available,

Rights & Restrictions - None,

Flood Risk - High Risk,

Erosion Risk - Low Risk,

LOCATION

Positioned on the seafront within Looe this property is easily accessible to everywhere in the town. Moor up your boat or take one of the many fishing trips on offer, Looe has a host of amenities including fine dining restaurants, independent shops, local farm shop, delicatessen and fishmongers to name a few. There are a variety of beaches within walking distance, in addition to the South West Coastal path. This part of South East Cornwall a beautiful part of the county with great transport links including a train station with a service to London Paddington in around 4 hours.

DIRECTIONS

What 3 Words: ///intersect.broth.operating











VIEWING INFORMATION

Viewing by appointment with the Agents;

Bradleys Estate Agents
Fore Street, East Looe, Cornwall, PL13 1AD
Tel. **01503 264888**
Email. **looe@beagroup.co.uk**

Property Fact Sheet Ref:
LOE210149

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