



Well presented three bedroom mid terraced house in the sought after village of Craffhole with lovely views.

The village of Craffhole has a regular bus service and lots of village amenities which are within easy walking distance from the property and include a community shop, pub, village hall, pre-school, Whitsand Bay Golf Club, the south west coastal foot path and Portwrinkle Beach.

Light and airy living room with patio doors to the front garden and feature fireplace.

Spacious kitchen with space for a table, double electric cooker and door to the back garden.

Separate utility room and WC.

Three good sized bedrooms with new grey carpet and the two front bedrooms have fitted wardrobes and wonderful elevated views across the countryside towards the river Lynher.

Newly fitted modern shower room with double shower cubicle and heated towel warmer.

Oil fired central heating.

Front lawn and rear garden with shed.

On road parking.

Unfurnished £1000 pcm

Available now.

Council Tax Band: B (Cornwall Council)

Deposit: £1,150

Holding Deposit: £230

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains

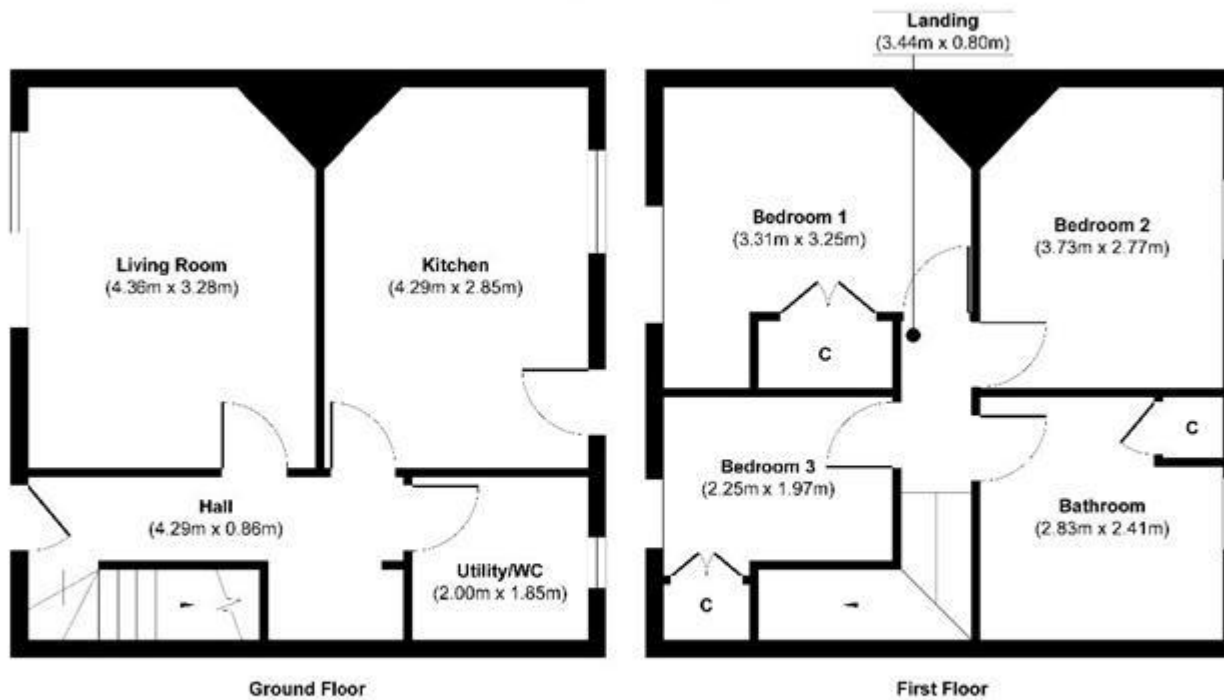






Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

West Lane, Crafthole



Block Plan measurements are approximate and are for illustrative purposes only.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.