



**POPES**

ESTATE, BUSINESS & LETTING AGENTS

32 Trenant Road, East Looe, Cornwall. PL13 1EP.

Guide Price £260,000 Freehold



- 3 Bedroom Terraced House
- Spacious Sitting Room
- Kitchen/Breakfast Room
- Conservatory
- Contemporary Shower Room
- Upvc Double Glazed
- Gas Central Heating
- Large Garage & Driveway
- Rear Enclosed Garden
- Far Reaching Countryside Views

A three bedroom mid terrace house located in the popular residential area of East Looe close to the schools and amenities. On the ground floor a spacious sitting room with sliding patio doors leading out to the front seating area enjoying far reaching countryside and river views. Further patio doors at the rear lead out to the conservatory and enclosed rear garden. The kitchen/diner offers a great space for entertaining and has a large walk-in larder/utility area. Upstairs are three bedrooms and a recently refitted shower room. The property has the benefit of a large garage and driveway. EPC - C.



Upvc double glazed door with side screen leads through to the porch with tiled floor and wood panelling. Coats cupboard.

### **Hallway**

Stairs off to the first floor with storage under. Tongue and groove panelling on the walls and wooden flooring.

### **Sitting Room**

Wooden flooring. Sliding patio doors to the front aspect leading out to the front seating area and enjoying countryside and river views. High and low level shelving to the chimney breast recess. Inset contemporary gas fire. Sliding patio doors to the rear aspect leading through to the conservatory.

### **Conservatory**

Modern black and white tiles that continue to outside. Half glazed with fully glazed roof.

### **Kitchen/Diner**

Access off the sitting room or from the hallway. White high and level units with wooden working surfaces on three sides. Inset sink and drainer, inset large burner gas hob, space plumbing for dishwasher, washing machine. Feature lighting over breakfast bar. Walk-in larder/utility.

### **First Floor Landing**

Doors off to all room. Access to boarded loft.

### **Bedroom**

Views over the front aspect. Built in wardrobes to one side.

### **Bedroom**

Views over the front aspect with open shelving and small recess area. Built in wardrobes to one side.

### **Bedroom**

Views over the rear aspect.

### **Shower Room**

Recently refurbished to include a double walk-in shower, concealed cistern WC and wall hung basin. Wood panelling and towel radiator.

### **Exterior**

The front is block paved with a dropped kerb. A garage with side courtesy door along with a spacious driveway to one side, provides plenty of parking. A pathway leads up to the front door with a seating area to one side, off the sitting room. The rear enclosed garden is mainly patio and is on two levels, bordered by fencing and shrubs. A covered potting shed to one side.

### **Property Information**

Services: Mains water, drainage, electricity and gas. Broadband.

Heating: Full gas central heating with combination boiler. Upvc Double Glazing.

Tenure - Freehold Council Tax Band B.

### **Directions**

From our office proceed along Station Road taking the right signposted B3253. At the top take the right signposted Barbican. Continue passing the Looe Community Academy on your right and take the third right into Pendennis Road (just past Barbican MOT 's) and the right again into Trenant Road. Follow the road around the right hand bend and the property can be directly in front.



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1 Fore Street, East Looe, Cornwall. PL13 1HH

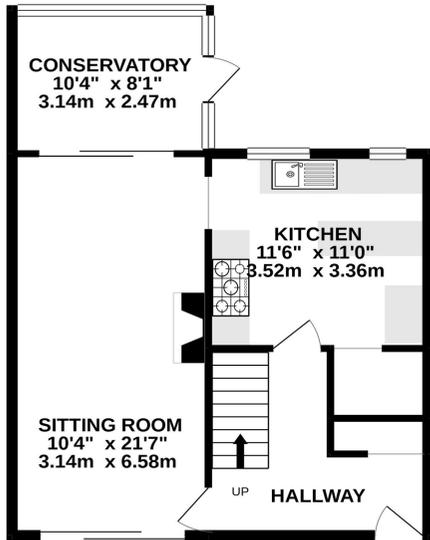
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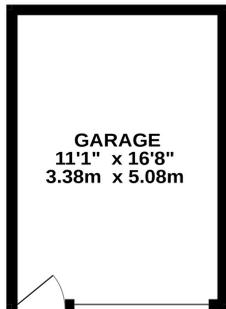
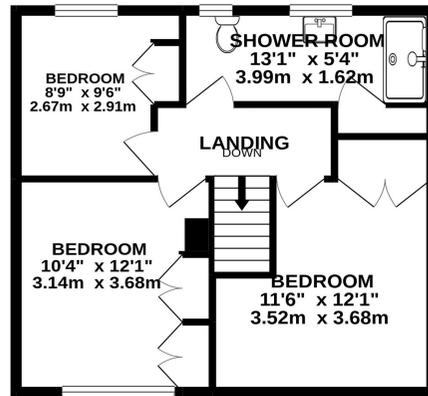
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GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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