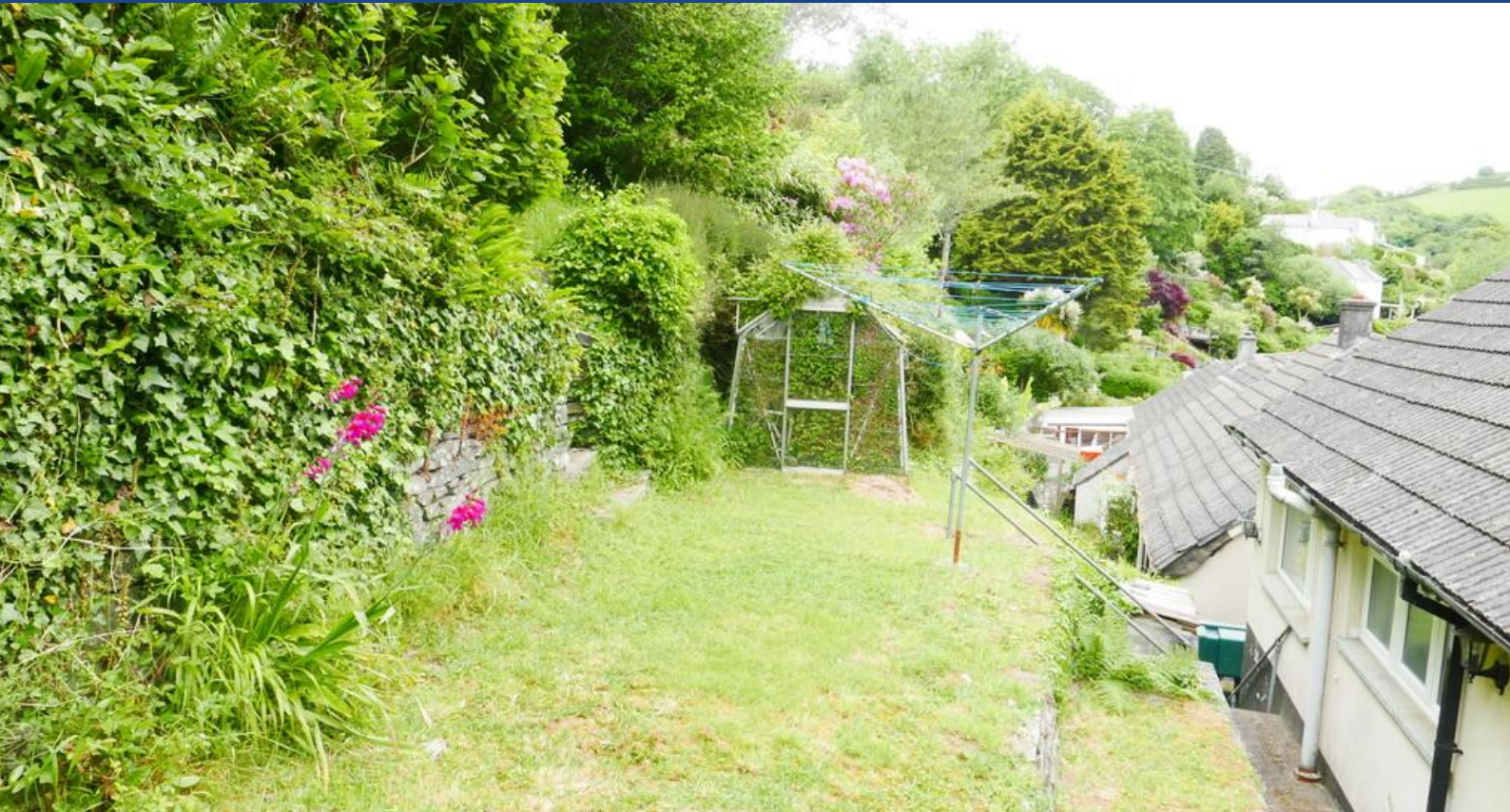




5 Keval Gardens,
Torpoint,
PL11 3JH
£350,000



Trowbridge's
ESTATE & LETTINGS





INTRODUCTION

Trowbridges Estate and Lettings are pleased to offer this excellent opportunity to purchase this 3 bedroom property in the popular and much sought after seaside village of Seaton. This property is in need of complete modernisation offering an opportunity for the property to be renovated to the purchasers specific standards.

The property benefits from an entrance hallway, lounge/dining room, kitchen/breakfast room, 3 bedrooms, family bathroom and a separate cloakroom.

The exterior of the property boasts a private driveway offering off road parking through wrought iron gates, garage with power and light. Oil tank (not in service) to the side elevation and a mature rear garden.

Viewings are highly recommended to appreciate the potential of this property.

ENTRANCE HALL

8' 7" x 7' 7" (2.62m x 2.31m) The property can be approached via a double glazed/obscured glazed front door, offering access to the entrance hall, which includes wall mounted spotlights.

BEDROOM 3/ STUDY

10' 10" x 8' 6" (3.3m x 2.59m) From the entrance hall



door offers access to room bedroom3/ study with a front aspect double glazed window, a wide shelf offering extra storage space and a ceiling mounted pendant light point.

LOUNGE/DINING ROOM

15' 7" x 11' 6" (4.75m x 3.51m) From the first-floor landing door offers access to the lounge/dining room with a front aspect/double glazed full-length window, 3 wall mounted light points, a wall mounted radiator with thermostat control, a fire place with slate half and grate dark wood beams to ceiling, a TV areal connection point and 2 more wall mounted radiators.



BEDROOM ONE

12' 3" x 9' 7" (3.73m x 2.92m) From first floor landing, door offers access to bedroom 1 - with front aspect double glazed window, wall mounted radiator, ceiling mounted pendant light point and 2 built in wardrobes.

BEDROOM TWO

9' 7" x 8' 6" (2.92m x 2.59m) From the first-floor landing door offers access to bedroom 2- with a front aspect double glazed window which overlooks the rear garden, a built in wardrobe offering shelf storage space and cupboard space over, a wall mounted radiator and a ceiling mounted pendant light point.

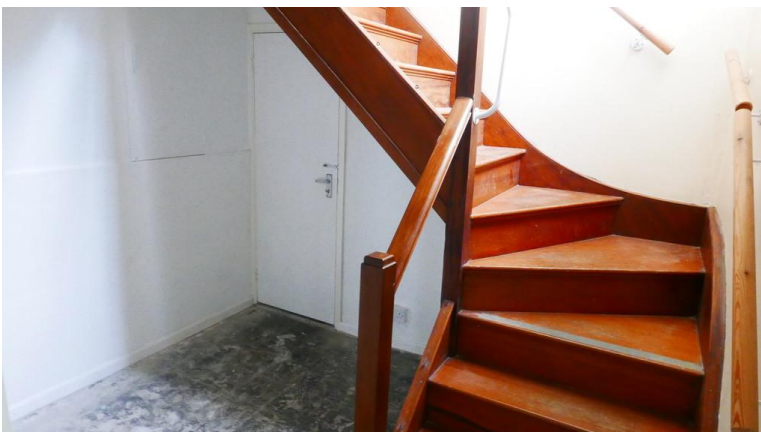


FAMILY BATHROOM

5' 6" x 4' 8" (1.68m x 1.42m) From first floor landing offers access to the family bathroom, with rear aspect obscured glazed/double glazed window, pedestal wash hand basin, wall mounted heated towel rail, tiled walls, wall mounted mirror, panel enclosed bath, regent II shower controls/shower attachment over, ceiling mounted vent and a ceiling mounted light point.

KITCHEN/BREAKFAST ROOM

10' 6" x 9' 2" (3.2m x 2.79m) From the first-floor landing door offers access to the kitchen/breakfast room with a side aspect double glazed window, a rear aspect double glazed window, roll edge work surfaces with cupboard and drawer space, a one and a quarter bowl stainless steel sink unit with mixer tap, wall mounted radiator, space for table and chairs, space and plumbing for automatic washing machine, wall mounted cooker point, a ceiling mounted strip light and a obscured glazed/double glazed door offering access to the rear garden.



GARAGE

15' 2" x 9' 8" (4.62m x 2.95m) Garage offers an up and over door, power and light, and a further door offers access to under stairs cupboard storage space.

LOFT SPACE



First floor landing with access to loft space includes a ceiling mounted pendant light point. A door also offers access to the airing cupboard with a factory lag tank, immersion heater and slatted shelving for the storing of linen etc.



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