

PHOTO OF LOOE BEACH NOT VISIBLE FROM PROPERTY



Shorely Knot, Cameron House, Lower Market Street, Looe, PL13 1AX



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## Shorely Knot, Cameron House

Lower Market Street, Looe, PL13 1AX

HARBOUR AND BEACH 100 YARDS, RAILWAY STATION 0.5 MILE, PLYMOUTH 22 MILES, FOWEY 10 MILES

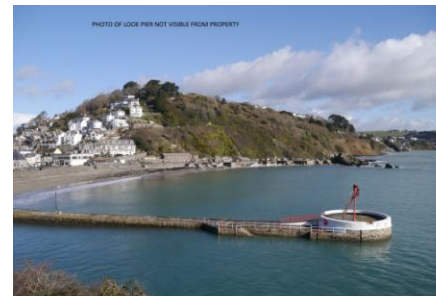
Only 100 yards from the Beach and Harbour, a top floor flat with balcony and suited to owner occupation or holiday letting.

### LOCATION

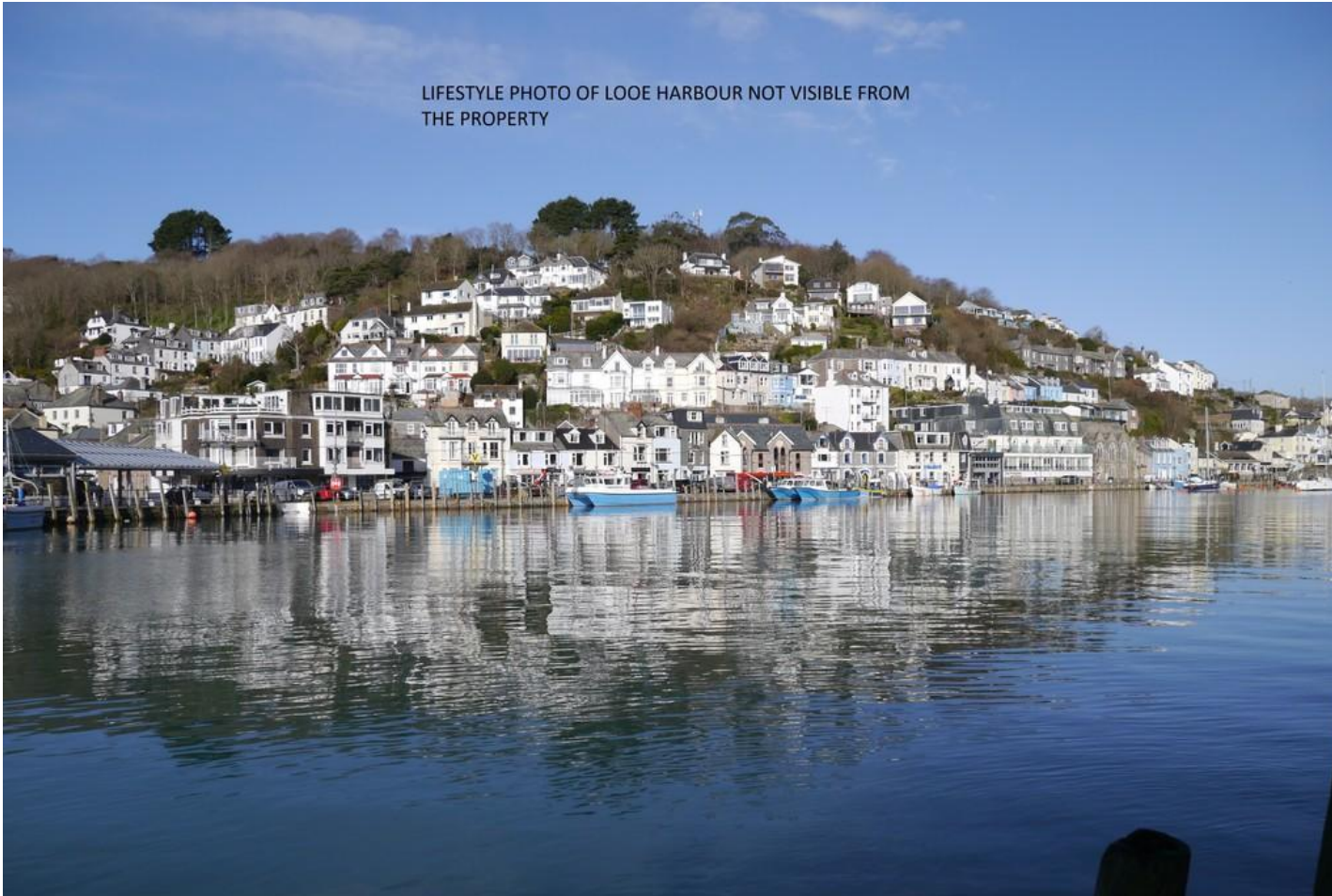
Within 150 yards of the sandy beach, Banjo Pier and bustling harbourside, the numerous amenities of the thriving small town of East Looe lie only a short stroll from the property. The town of Looe straddles the wide river with its long bridge and stone harbourside which remains important today as a commercial fishing facility, thriving tourist industry and popular with boating enthusiasts. On the edge of the town is a branch line railway which links with the mainline at Liskeard (Plymouth to London Paddington 3 hours). The coastline either side of Looe is beautiful and unspoilt, easily accessible via the South West Coast Path and there are substantial areas in the ownership of the National Trust. There are excellent bathing beaches and a wide network of footpaths and bridleways in the vicinity. The nearby town of Saltash has a Waitrose store on its northern outskirts and the City of Plymouth lies within commuting distance, having an extensive and historic waterfront together with an excellent range of shopping, educational and recreational facilities.

### FULL DESCRIPTION

With full double glazing and mains gas central heating this top floor flat is perfect for owner occupation or indeed for holiday letting purposes. The well presented accommodation



LIFESTYLE PHOTO OF LOOE HARBOUR NOT VISIBLE FROM  
THE PROPERTY



extends to about 614 sq ft, is demonstrated by reference to the attached floor plan and briefly comprises - the brick paved communal courtyard has a set of steps rising to the small private balcony with entrance door off. The open plan living room with beamed ceiling has a triple aspect with French doors and Juliet balcony, the kitchen area is fitted with breakfast bar and appliances. The bedroom has a built in bed unit incorporating storage and a separate wardrobe unit. The en suite bathroom is presented to a contemporary standard and there is also a separate wc. The property also benefits from a new boiler.

A leased parking space may be available subject to separate negotiation if required as a holiday let.

#### LEASE

The flat is leasehold on a 999 year lease (994 years remaining) ground rent, insurance and maintenance is £637 per annum. The freehold may be available by negotiation.

#### DIRECTIONS

Using Sat Nav - postcode PL13 1AX

EPC  
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#### GUIDE PRICE

£150,000



## Shorely Knot

Approximate Gross Internal Area = 57 sq m / 614 sq ft

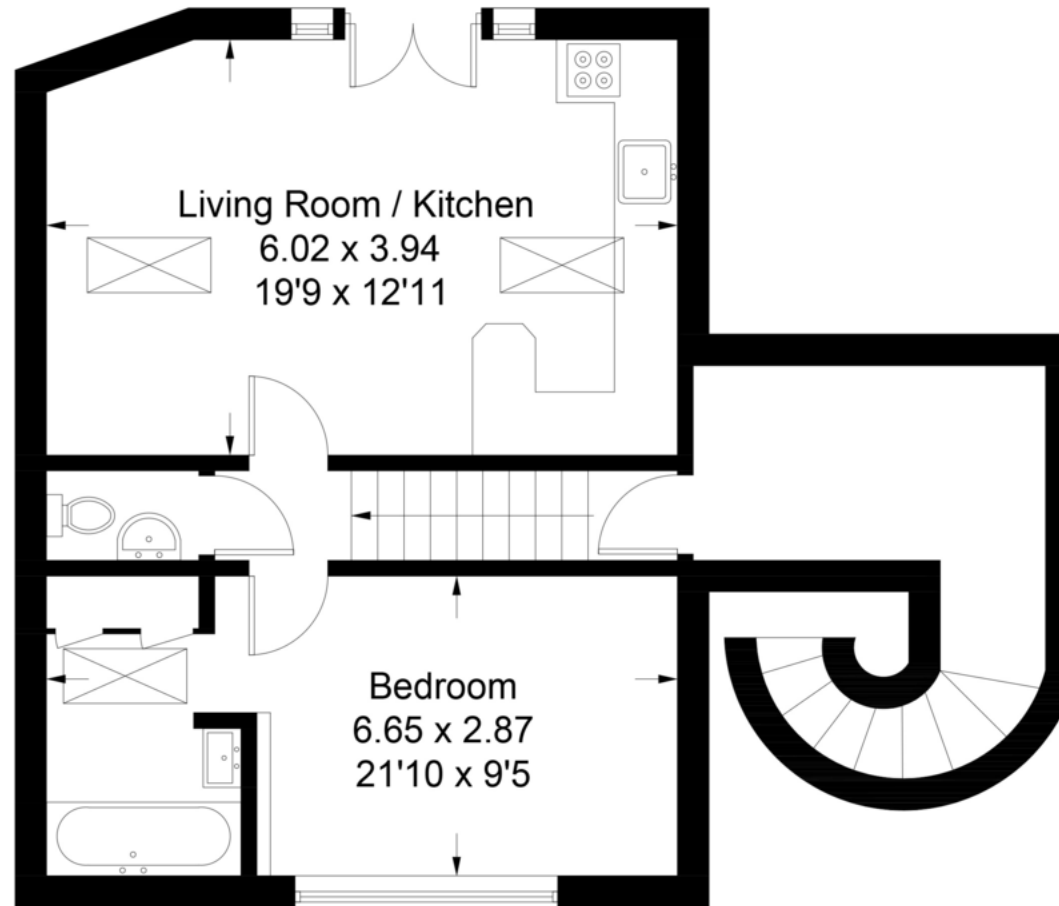


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID413644)

These particulars should not be relied upon.