

ENTRANCE

Via main door in to communal hallway, with inner door leading to:

STAIRWELL/LANDING Opening to Kitchen/breakfast room, and landing with doors off to bedrooms and opening to rear lobby.

KITCHEN/BREAKFAST ROOM 15' 11" x 13' 8" (4.85m x 4.17m) Window to rear, radiator, fireplace with wooden mantle, wooden flooring, a range of base units complimented by roll edge work tops, an island, stainless steel sink and drainer unit with mixer tap over, inset gas hob with fitted electric oven, space for washing machine, spiral staircase leading to loft room. Double doors opening into:

LOUNGE/DINER 19' 3" x 12' 0" (5.87m x 3.66m) Window to front with a view over Cambridge Field, the River Tamar and stretching towards Mount Edgumbe, two radiators, wooden flooring, fireplace with slate hearth and wooden mantle.

LOFT ROOM A large loft room, with velux to front and rear. To the front there are fantastic River views, stretching over Plymouth and the local Cornish countryside.

BEDROOM ONE 15' 9" x 8' 5" (4.8m x 2.57m) Two windows to side, radiator, loft access.

BEDROOM TWO 12' 6" x 7' 7" (3.81m x 2.31m) Window to side, shelving.

REAR LOBBY Door to bathroom, boiler, stable door leading to an outside rear verandah.

BATHROOM Obscured window to rear, radiator, tiling to walls and floor. White suite comprising; pedestal wash hand basin, low level flush WC, bath with shower over.

OUTSIDE To rear of the property, there is a decked verandah, ideal seating area.



Office

1 Fore Street
Torpoint
Cornwall
PL11 2AA

01752 812 333

www.idealhomes-sw.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	59	77
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Wellington Street, First Floor Flat – OIEO £125,000



A substantial two bedroom first floor apartment in a central location with the added benefit of a loft room.

Park and estuary views, and a decked balcony.

EPC D



Wellington Street, First Floor Flat – OIEO £125,000



- Two Bedrooms
- Park and Water Views
- Loft Room
- Central Heating
- Double Glazing
- Generous Accommodation
- Decked Balcony
- Central Location

