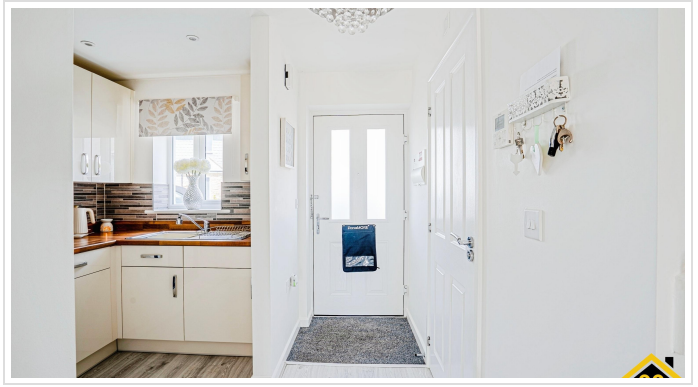


2 Bed Semi-Detached In Trelawny Close , Pelynt, PL13 2FF

£105,000





SHORT DESCRIPTION

Property Ref: 15132 We are pleased to present an exceptional Semi-detached located at Trelawny Close, Pelynt, PL13. This wonderful residence boasts 2 bedrooms, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with convenience and parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Pelynt is a Small village that offers a range of local amenities, including Local shops, Schools, buses, Healthcare Facilities, pubs, Libraries, Parks, Play areas, and Community Centers. Then just down the Road, 3.9 miles, is the Stunning Looe Coastal town and Fishing Port with Sandy Beaches, boat trips, shops and arcades and woodland walks, pubs, and many more attractions. You also have another Stunning village harbour, which is Polperro, again with stunning views and shops, and coastal walks. A 20-minute drive from Pelynt, you have Liskeard, where more shops and supermarkets, and from there you can go to the Big city of Plymouth. You also have access to Bodmin and St Austell, and the A30 and A38. Property Type: Semi-detached Full selling price: £262500.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 40% Share price: £105000.00 Monthly rent based on 40% share: £282.52 Remaining lease (In Years): 120 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £675.96 Council tax band: B EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Outside Space: Rear Garden Heating Type: Double Glazed Possession of the property: Occupied

2

Bed Room(s)

1

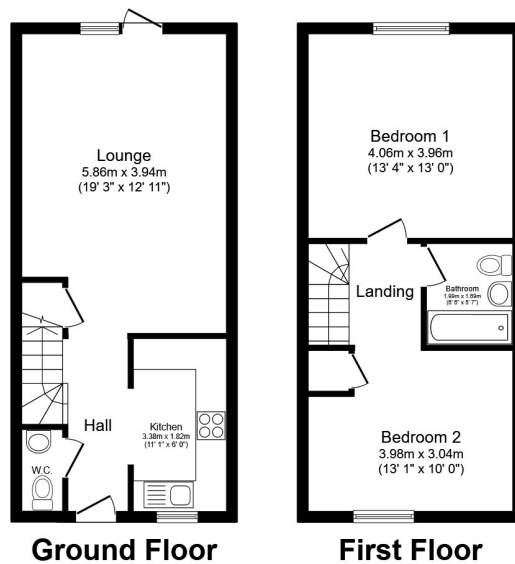
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 74.7 sq.m. (804 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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