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# Ambleside, Shutta Road, Looe, Cornwall PL13 1HW

GUIDE PRICE **£295,000+**\*

VACANT RESIDENTIAL

## Description

A semi-detached three storey 1930s property presented in excellent order throughout, enjoying panoramic views over both East and West Looe Rivers. The property boasts four bedrooms, two en-suite and two family bathrooms, sitting room with decked sun terrace off, kitchen/diner and family bathroom. The property would make an enviable family home in this stunning location, likewise as it is currently utilised for a holiday lettings opportunity in this highly popular seaside town. The property is to be sold fully furnished, with any forward bookings available to be transferred should the new owners wish to continue with a holiday lettings venture.

## Situated

The ever popular seaside resort of Looe offers sandy beaches, a working harbour, Banjo pier and a selection of bespoke shops, cafes, restaurants and public houses, along with shopping facilities catering for day to day needs.

## Ground Floor

Entrance hall, kitchen/diner, sitting room.

## First Floor

Landing, family bathroom, double bedroom, master bedroom with en-suite.

## Second Floor

Landing, family bathroom, double bedroom, double bedroom with en-suite.

## Outside

Decked seating terraces and veranda, with a further elevated garden to the rear of the property.



## Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.

## Note

Cash buyers only due to a Class B mundic test.

## EPC Rating

F

## Council Tax Band

D