



Wavish Park, Torpoint, Cornwall, PL11

Guide Price: £235,000

Freehold

Welcoming to the market this three bedroom semi-detached family home, set within a quiet cul-de-sac location. The ground floor has an open plan feel with a lounge dining room with French doors out to the rear garden.

There is a separate kitchen but you have got the scope to open this up. Heading up to the first floor you have three bedrooms with a family bathroom. the home has a gorgeous rear garden with mainly lawn and the benefit of two sheds. The property has a garage with power running to it and is complete with a driveway to allow off street parking for a couple cars.

Rooms

Porch 5'9" x 4'5" (1.75m x 1.35m). carpeted flooring, uPvc double glazed door to enter, uPvc double glazed windows, door into hallway which has the stairs

Lounge 12'6" x 13'3" (3.8m x 4.04m). carpeted flooring, uPvc double glazed window, gas fire, radiator, storage under the stairs, opening into dining room

Dining Room 8' x 11'3" (2.44m x 3.43m). carpeted flooring, radiator, uPvc double glazed french doors to the rear garden

Kitchen 7'7" x 11'4" (2.3m x 3.45m). tiled flooring, integrated oven, four ring gas hob, extractor fan, stainless steel sink with drainer, mixer tap, space and plumbing for washing machine, uPvc double glazed window, uPvc double glazed door to the rear

Landing carpeted stairs and landing, uPvc double glazed window, access to loft

Bedroom Three 6'6" x 9'5" (1.98m x 2.87m). carpeted flooring, radiator, uPvc double glazed window, storage cupboard

Bedroom One 9'1" x 13' (2.77m x 3.96m). carpeted flooring, radiator, uPvc double glazed window, built in wardrobe

Bedroom Two 9'4" x 9' (2.84m x 2.74m). carpeted flooring, radiator, uPvc double glazed window, storage cupboard

Bathroom 6'3" x 6'1" (1.9m x 1.85m). vinyl





flooring, heated towel rail, sink with mixer tap, storage under the sink, uPvc double glazed frosted window, shower cubicle

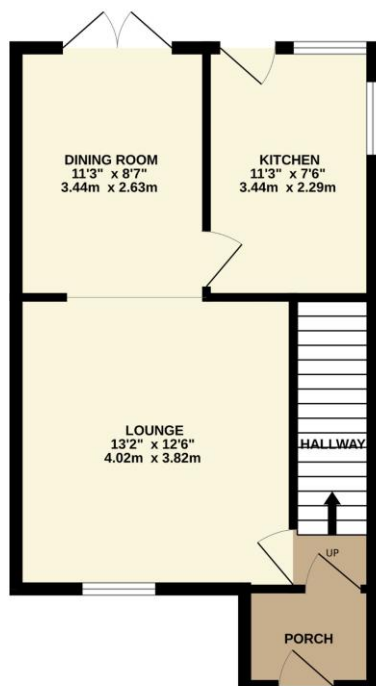
Rear Garden part patio, part lawn, two sheds, door into garage

Garage single garage, power

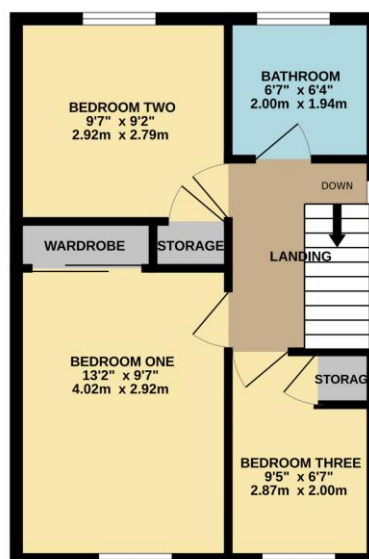
Driveway drive way to allow off street parking



GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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