



**West Looe Hill**  
**Looe**  
**Cornwall**  
**PL13 2HW**

**Offers in Excess of £170,000**

**bettermove**

# West Looe Hill

## Looe

Bettermove are proud to present this 3 bedroom flat in Looe available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space with an electrical charging point. The council tax band is A.

This is a leasehold property with 144 years remaining on the lease; there is no ground rent and the service charge is £547 per annum including building insurance.

The interior of this property comprises a spacious living room with dining area, the fitted kitchen, three double bedrooms and the family bathroom on the ground floor of the building. The exterior boasts a rear garden with decking area, perfect for enjoying the summer months.

Located in the popular seaside town of Looe, the property is close to a range of amenities, including shops, restaurants and pubs. Excellent transport connections can be found from Looe Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

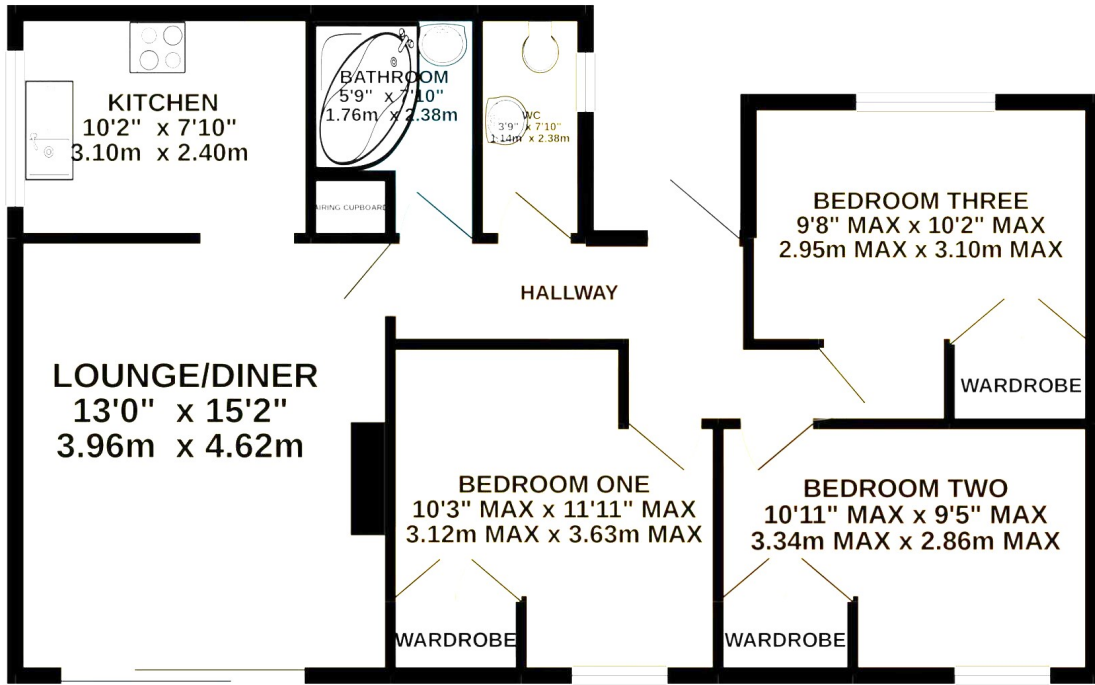
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



W8 - The energy efficiency rating is based on the energy consumption of the property and is not a measure of the quality of the building or the quality of the construction. The energy efficiency rating is based on the energy consumption of the property and is not a measure of the quality of the building or the quality of the construction. The energy efficiency rating is based on the energy consumption of the property and is not a measure of the quality of the building or the quality of the construction.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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