

# 41 Kimlers Way, Looe



## 2 bedroom Coachhouse, yours for £72,000

Welcome to this charming coach house located in the picturesque town of Looe. This delightful property boasts 2 bedrooms, perfect for a small family or those looking for a cosy space to call home.

One of the standout features of this property is the allocated parking for one vehicle, a rare find in such a desirable location. Say goodbye to the hassle of searching for parking spaces - you'll have your own dedicated spot right at your doorstep.

Don't miss out on the chance to call this lovely property your home and contact Seana today.



## Pricing

SHARE EXAMPLE  
 40% share £72,000  
 FULL PRICE  
 £180,000  
 MONTHLY RENT  
 £240.90  
 SERVICE CHARGE  
 £50.05

## About the home

This charming 2-bedroom coach house offers spacious living and breath-taking views.

Upon entering, you are welcomed by a bright, carpeted entrance hall, leading you into the heart of the home. Up the stairs, the carpeted living/dining room is a generous space with three windows that allow natural light to flood the room, creating a warm and inviting atmosphere. The kitchen is finished with tasteful tiling and is equipped with a gas hob, electric oven, and ample space for a fridge/freezer and washer/dryer.

Both bedrooms are well-proportioned and carpeted for comfort. The master bedroom is flooded with natural light from the two windows. The second bedroom is also a generous size with two windows, and benefits from a large cupboard, providing plenty of storage and offering flexibility for use as a guest room or an office.

Additional benefits include a garage with a handy under stairs storage area and a dedicated parking space, ensuring convenience and ease of access.

## Other bits to note

One allocated parking space.

Council tax banding: A

Remaining term on lease: 88 years

Stairs/landing: 4.50m x 1.90m

Living area: 5.50m x 2.8m

Dining area: 2.50m x 2.80m

Kitchen: 2.41m x 2.41m  
 Bathroom: 1.90m x 2.40m  
 Bedroom 1: 3.50m x 3.30m  
 Bedroom 2: 3.50m x 3.30m  
 Garage: 5.60m x 2.50m

\*Local connection requirement to Cornwall

\*While we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property. Room dimensions and property details have been supplied to us by the current vendor so are for indication purposes only. Accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Shared ownership homes are bought as leasehold properties, for more information speak to our team. Service charges and rent payable on the unsold equity of this property will be reviewed annually with any changes coming into effect on the 1st April each year. Your home may be at risk of repossession if you don't maintain your mortgage and rental payments.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	91	92			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

For more details or to book a viewing please contact Seana Lamb-Hughes:

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