



Ocean View

Polruan

Fowey

PL23 1QJ

Asking Price £425,000

- POPULAR COASTAL VILLAGE
- DETACHED BUNGALOW WITH SEA VIEWS
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- AMPLE OFF ROAD PARKING
- GARAGE / WORKSHOP
- LOW MAINTENANCE GARDEN
- OIL CENTRAL HEATING



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1044.00 sq ft



Property Description

Millerson Estate Agents are thrilled to present this three double bedroom bungalow located in the popular village of Polruan to the market. Well cared for by its current owners, the property is situated in an elevated position and comprises of a spacious lounge benefitting from a log burner for those chilly evenings, a kitchen, conservatory, utility room, three double bedrooms - one of which benefits from an en-suite shower room as well as the family bathroom. Outside you will find a low maintenance garden which provides beautiful sea views alongside a garage/workshop and ample off road parking. The property is heated via oil fired radiators and falls under Council Tax Band D. Viewings are strictly by appointment only and are highly recommended to appreciate all that this property has to offer.

Location

The village of Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has its own general stores, post office, tea rooms, two public houses and a long-established boat building and repair yard. The village is connected to Fowey, which has a wider range of small shops and businesses catering for most day-to-day needs, by a regular passenger ferry. The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust.

The Accommodation Comprises

All dimensions are approximate.

Entrance Porch

Double glazed window to the side aspect. Stone flooring. Door leading into

Living Room

20'2" x 18'8" (6.17m x 5.70m)

Double glazed window to the front aspect. Skimmed ceiling. Smoke sensor. Thermostat. Airing cupboard housing the boiler and hot water tank. Log burner. Radiator. Ample plug sockets. Broadband point. TV aerial. Skirting. Carpeted flooring.

Kitchen

14'1" x 8'5" (4.30m x 2.57m)

Double glazed window to the rear aspect. A range of wall and base fitted units with roll top surfaces. Integrated double oven and electric hob with extractor over. Sink with drainer. Space and plumbing for freestanding dishwasher. Tiling around stain sensitive areas. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

Bedroom Two

10'1" x 9'10" (3.09m x 3.02m)

Double glazed window to the rear aspect. Skimmed ceiling. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

Bedroom Three

9'11" x 9'10" (3.04m x 3.02m)

Double glazed window to the front aspect. Skimmed ceiling. Built in wardrobe. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

Bathroom

7'0" x 5'11" (2.15m x 1.81m)

Frosted double glazed window to the side aspect. Skimmed ceiling. Bath with Triton electric shower over. Wash basin with mixer tap. WC with push flush. Tiling around water sensitive areas. Heated towel rail. Radiator. Skirting. Vinyl flooring.

Consevatory

9'10" x 9'3" (3.00m x 2.82m)

Door leading out to the garden.

Utility Room

10'1" x 6'2" (3.08m x 1.88m)

Double glazed window to the side aspect. Base fitted units with roll top work surfaces. Sink with drainer and mixer tap. Space and plumbing for washing machine and tumble dryer. Plug sockets. Door leading out to the garden.

Inner Hall

Radiator. Plug sockets. Carpeted flooring. Doors leading to:



Bedroom One

15'4" x 9'9" (4.68m x 2.99m)

Double glazed window to the front and side aspect. Skimmed ceiling. Consumer unit. Radiator. Built in wardrobe. Ample plug sockets. Skirting. Vinyl flooring. Door leading into the

Bedroom One Shower Room

7'4" x 3'10" (2.24m x 1.18m)

Recessed spotlights. Extractor fan. Double shower cubicle with MIRA electric shower. Wash basin. WC with push flush. Wall mounted electric heater. Shaver point with light. Tiling around water sensitive areas. Vinyl flooring.

Outside

Low maintenance garden to the side benefiting from sunshine all day and sea views. Nearly fitted fencing. Timber shed.

There is a small area to the rear of the property which is where you can find the oil tank.

Garage / Workshop

12'9" x 9'4" (3.90m x 2.85m)

Wooden doors. Power and lighting.

Parking

There is off road parking for multiple vehicles.

Tenure

Freehold.

Services

This property is connected to mains electricity, water and drainage. It is heated via oil central heating and falls under Council Tax Band D.



Directions To Property

From Fowey, take the Bodinnick Ferry across and bear left going up the hill and then take the second turning on the right signposted Polruan. Follow this road down the hill and bear round to the left continuing to the T-Junction. At the T-Junction turn right and follow the coast road along until reaching Polruan. On entering the village continue down the hill taking the second turning on the right right which leads onto Ocean View. The property will be located on your right-hand side immediately.

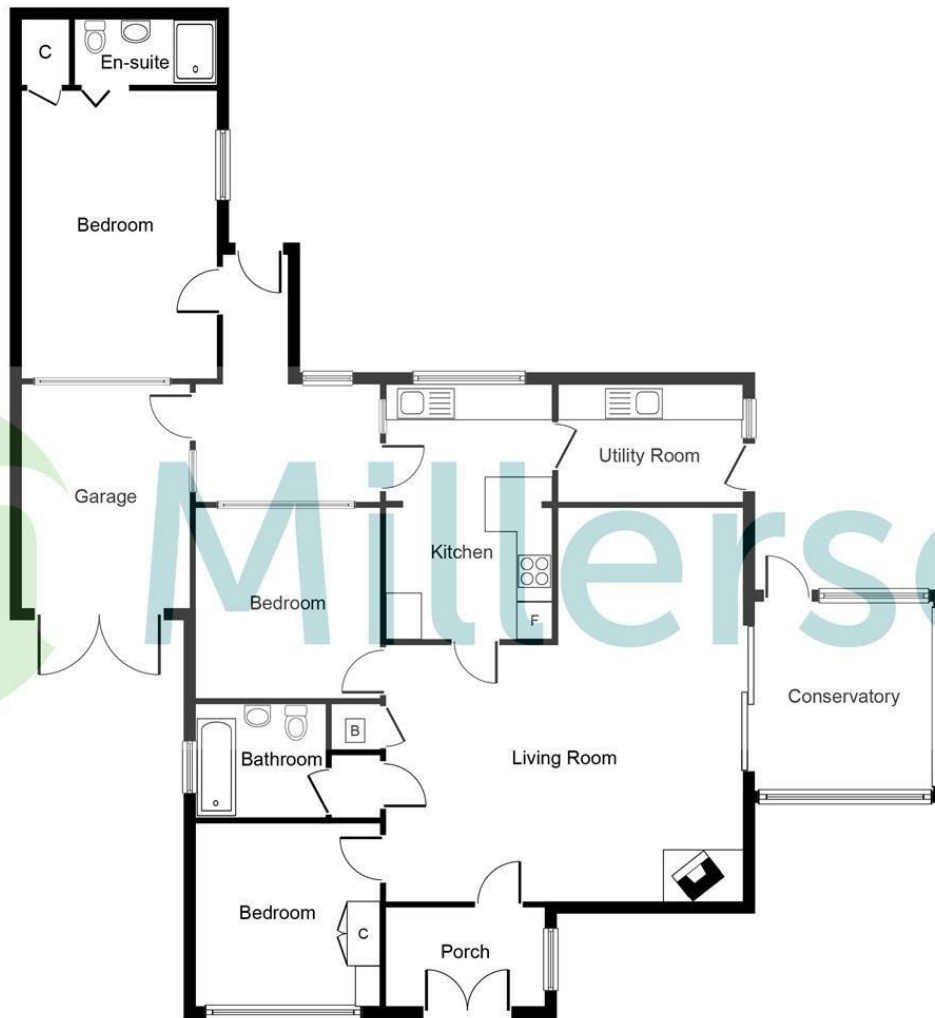
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Valuation Request



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	