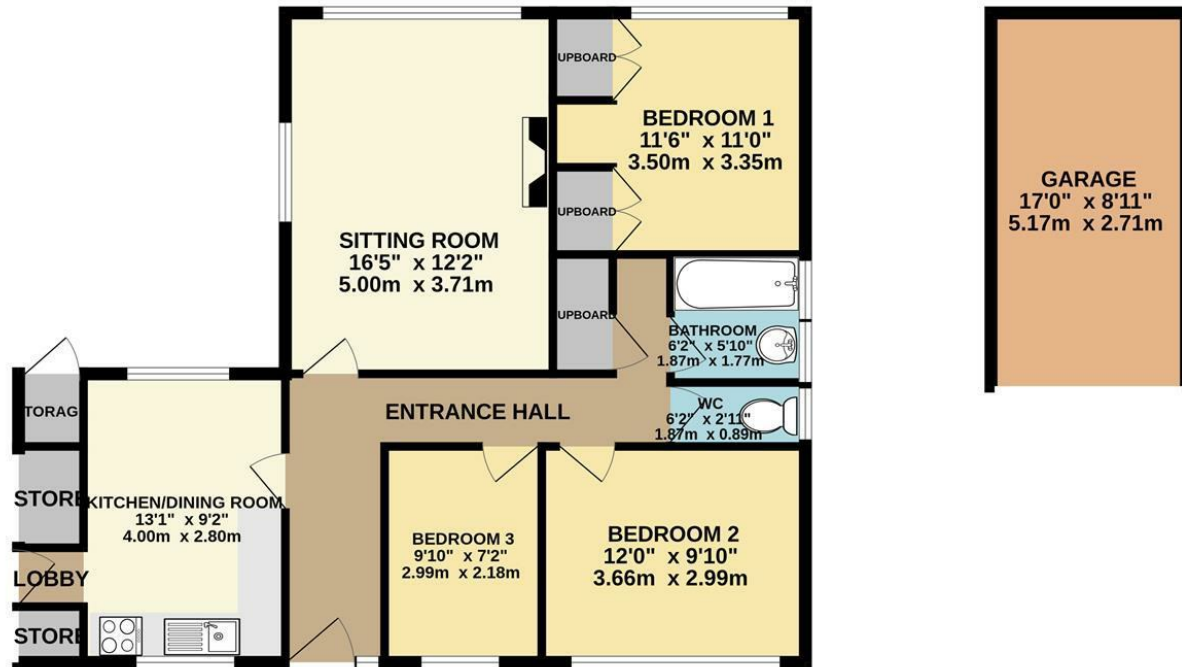




GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



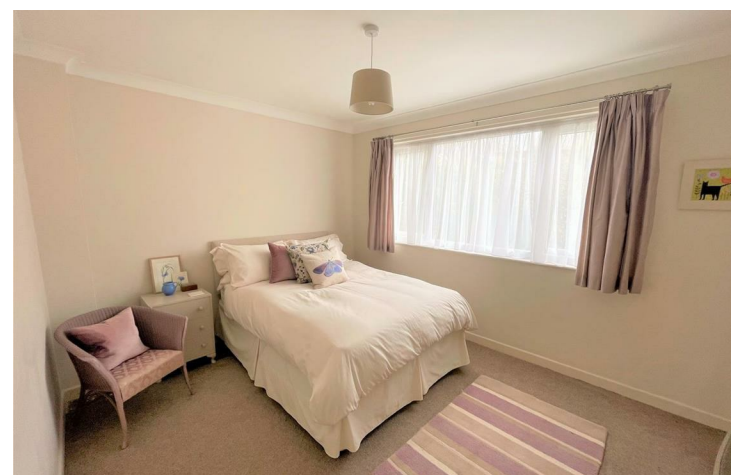
TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.

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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MAY WHETTER & GROSE

6 OCEAN VIEW,
POLRUAN, PL23 1QJ
GUIDE PRICE £450,000



A WELL PRESENTED 3 BEDROOM DETACHED BUNGALOW SITUATED IN THE SOUGHT AFTER LOCATION OF OCEAN VIEW. WITH VIEWS ACROSS THE HARBOUR TO FOWEY AND COUNTRYSIDE BEYOND. GARDENS, PARKING AND GARAGE.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



Fowey (01726) 832299



MAY WHETTER & GROSE

www.maywhetter.co.uk info@maywhetter.co.uk



6 Ocean View, Polruan, Cornwall, PL23 1QJ

Polruan

Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has its own general stores, sub 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.

Once away from the immediate local lanes, there are good road connections to the motorway system via the A38/A30. Railway connections (London Paddington) can be made at a number of local stations (Par, Liskeard & Lostwithiel).

Situated on this popular development, number 6 is located towards the top right hand side of Ocean View and benefits from a quiet and tucked away position.

THE PROPERTY

A light and spacious three bedroom bungalow enjoying elevated views over the roof tops out to sea and the Gribben beyond.

The front door opens to a spacious entrance hallway with doors opening to all rooms.

There is a well presented and appointed kitchen/dining room with window to the rear elevation and views over the garden and neighbouring roofs to Fowey and beyond. A range of base and wall units offer plenty of storage space and there is a built in oven with 4 ring hob over. An opening leads to a side porch with door to outside (currently used as an extension for the kitchen and housing the vendor's fridge freezer).

A lovely sitting room has an attractive slate fireplace housing an open fire and large window provides views to the garden and over neighbouring properties towards the top of Fowey and out to sea. There is a further window to the side elevation.



There is a very useful single bedroom, double bedroom and principal bedroom with 2 built in wardrobes/storage cupboards and views towards Fowey and out to sea.

The bathroom comprises panelled bath with Victorian style shower attachment over and pedestal wash hand basin. There is a separate WC.

OUTSIDE

Approached directly from Ocean View, the level driveway offers parking for a number of vehicles and there is a single garage situated to the side of the property which is in need of repair. To the side of the house, there are three storage areas.

Enclosed by hedging and fencing there are gardens to the rear laid mainly to lawn.

Council Tax Band - E

Tenure - Freehold

EPC Rating - D

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
Tel: 01726 832299 Email: info@maywhetter.co.uk

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR