



**MAY WHETTER & GROSE**

**THE OLD POST OFFICE FORE STREET,**

**POLRUAN, PL23 1PQ**

**GUIDE PRICE £215,000**



**A FABULOUS LOCK UP AND LEAVE ONE BEDROOM PROPERTY LOCATED IN THE HEART OF SOUGHT AFTER WATERSIDE VILLAGE, CLOSE TO BEACHES AND THE COASTAL FOOTPATH.**





## The Old Post Office Fore Street, Polruan, PL23 1PQ

### 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).

### The Property

This lovely character property was converted from a commercial property in 2006 and now provides a one bedroom lock up and leave. Accessed directly from Fore Street, the front door opens to an open plan living space including large bay window to the front elevation and sitting room area. A fitted kitchen is located to the rear of the room with range of base and wall units and integrated appliances including microwave oven, hob and dishwasher. There is a wood effect laminate floor.

A door opens to a double bedroom with bay window and electric wall mounted heater.

There is a shower room with tiled shower cubicle WC and wash hand basin. Tiled floor and recess for washing machine/dryer.

The property is being sold chain free and offers the opportunity to have a lovely one bedroom property in this sought after waterside village.

### Council Tax Band - A

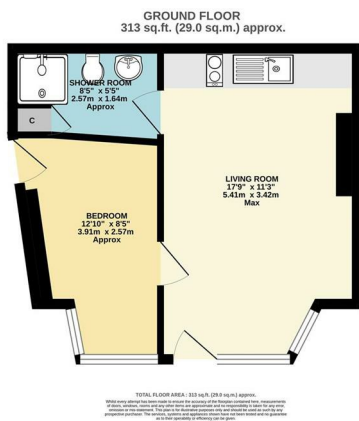
### EPC Rating - Awaiting

### Tenure - Freehold

Prospective purchasers should be advised that the property is a flying freehold.

### 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](mailto:info@maywhetter.co.uk)



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