



MAY WHETTER & GROSE

4 SPRINGFIELD CLOSE, POLGOOTH, PL26 7BB
GUIDE PRICE £300,000



A WELL PRESENTED CHAIN FREE LEVEL DETACHED BUNGALOW WITH TWO DOUBLE BEDROOMS, GARAGE AND AMPLE OFF ROAD PARKING. FURTHER BENEFITS INCLUDE CONSERVATORY AND SPACIOUS AND WELL STOCKED PLOT. THE PROPERTY IS WELL PRESENTED THROUGHOUT WITH MAINS GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING AND OCCUPIES A POPULAR RESIDENTIAL LOCATION WITHIN CLOSE REACH OF LOCAL AMENITIES. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS MUCH LOVED AND WELL CARED FOR BUNGALOW. PLEASE SEE AGENTS NOTES. EPC - D



Location

The village of Polgooth lies approximately 2 miles West of St Austell and only 12 miles from the Cathedral city of Truro. There is a local village shop/ Post Office, hairdressers and a public house all within a few minutes walk. St Austell town centre offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 10 miles away and is well known for its restaurants and coastal walks.

Directions

From St Austell take the A390 towards Truro. Go past St Mewan Primary School, on the right, and proceed down to the dip. Just as the road starts to rise take the left hand fork passing Bosinver on the left. Continue up Coliza Hill and at the top take the left hand turn signposted Polgooth. Continue down Trelowth Road and take the left hand turn into Springfield Close where Number 4 will be found a short way in on the left hand side.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed door with upper obscure patterned glazing allows external access into entrance hall.

Entrance Hall

11'3" x 8'10" - maximum (3.43 x 2.71 - maximum)



Doors through to kitchen, lounge/diner, double bedrooms one and two and shower room. Further door opens to provide access to a useful in-built storage void offering shelved storage facilities with radiator set within. Carpeted flooring. Radiator. Textured walls. Textured ceiling. Loft access hatch.

Kitchen

8'10" x 10'9" (2.71 x 3.30)



Upvc double glazed window to side elevation. Matching wall and base kitchen units, roll top work surfaces, stainless steel one and half bowl sink with matching draining board and central mixer tap. Space for washing machine. Space for upright fridge/freezer. Fitted electric oven with four ring mains gas hob above and fitted extractor hood over. Wall mounted Glowarm Ultimate 30 mains gas fired central heating boiler. Vinyl flooring. Radiator. Textured walls. Textured ceiling. Tiled walls to water sensitive areas.

Lounge/Diner

18'9" x 10'8" (5.74 x 3.27)



Upvc double glazed window to front elevation with tilt and turn opening window to left hand side. Focal mains gas fire set within decorative marble backing with matching hearth and wooden surround and mantle. Radiator. Carpeted flooring. Textured walls. Textured ceiling. Space for dining table. Television aerial point. Twin BT Openreach points.



Bedroom Two

9'11" x 8'11" (3.04 x 2.74)



Upvc double glazed window to rear elevation overlooking the enclosed spacious rear garden. Carpeted flooring. Radiator. Textured walls. Textured ceiling.

Shower Room

7'0" x 5'6" (2.14 x 1.68)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC with soft close technology, ceramic hand wash basin, fitted shower enclosure with sliding glass shower door and wall mounted electric shower. Part tiled walls. Water resistant cladding to shower cubicle. Vinyl flooring. Heated towel rail. Electric plug in shaver point. Textured walls. Textured ceiling. Fitted extractor fan.

Bedroom One

10'8" x 13'7" (3.27 x 4.16)



Upvc double glazed sliding patio doors provide access through to conservatory. Carpeted flooring. Radiator. Textured walls. Textured ceiling. Door opens to provide access to useful in-built storage void with steps to the right hand side providing secondary access to the loft space, which offers the addition of light. An unusual feature with this property is the hatch in the floor of this in-built storage recess which opens to provide access to a crawl space flowing under the bungalow a fantastic storage area.

Conservatory

12'3" x 11'8" (3.74 x 3.58)



Upvc double glazed twin patio doors provide external access with the remainder of the right and rear elevations in the form of sealed glazed units with two opening windows. Tiled flooring. Radiator. Textured walls. Polycarbonate roof. The conservatory benefits from the addition of light and power with ceiling mounted fan.

Outside



Upon entering Springfield Close, number 4 is the second detached bungalow on your left hand side. To the left hand side of the plot is a large expanse of parking, suitable to house a number of cars off road with the rear section offering a covered parking bay, with access to the main front door and outside tap. To the rear of this area is a garage.

Garage

18'11" x 8'0" (5.79 x 2.44)



The garage benefits from remote control electric roller garage door, Upvc double glazed window to side elevation with obscure glazing and wood frame single glazed window to rear. There is also light and power. There is a large opening to the left hand side which opens onto an attached storage area.

Storage Area

18'11" x 3'7" (5.79 x 1.10)



Set over two levels offering a great deal of storage options.

Attached Shed

6'5" x 3'9" (1.98 x 1.15)

Just before entering the garage on the left hand side there is an attached shed. Another useful external storage recess which benefits from power.



To the front right hand side of the drive is an area of lawn which has boundaries to the front, right and left which are established with evergreen plants and shrubbery. A chipped area flows across the front of the bungalow and leads to a lockable gate to the right hand side. To the left hand side between the bungalow and garage is an additional lockable gate which also provides access to the enclosed rear garden.



The rear garden has a spacious paved patio area flowing off the conservatory and steps to either side lead up to an area of lawn with greenhouse tucked away to the right hand side. To the rear is an elevated planting bed which is extremely well stocked. To the left hand side is a further elevated patio. The boundaries are clearly defined to the right, left and rear elevations. The rear garden offers a great deal of privacy.



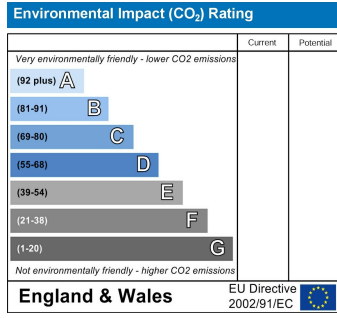
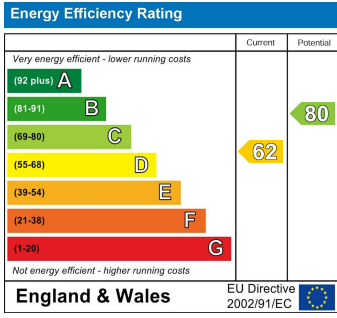
Council Tax Band - C

AGENTS NOTE

In accordance with the Estate Agents Act 1979 we are required to inform you that the seller of this property is related to an employee of May Whetter and Grose and therefore a "connected person".

AGENTS NOTE 2

The current Vendor is in receipt of a Mining Investigation Percussion Drilling Report with conclusions and recommendations. Prospective applicants are welcome to see a copy prior to viewing.





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