



MAY WHETTER & GROSE

6 TRECARNE CLOSE, POLGOOTH, PL26 7BS
GUIDE PRICE £220,000



OFFERED WITH NO ONWARD CHAIN, SITUATED ON A GENEROUS CORNER PLOT WITHIN A SMALL SELECT CUL-DE-SAC IN THE POPULAR VILLAGE OF POLGOOTH. REQUIRING FULL REFURBISHMENT THROUGHOUT BUT OFFERS GREAT SCOPE AND POTENTIAL, IS THIS THREE BEDROOM RESIDENCE WHICH CURRENTLY OFFERS LOUNGE, WET ROOM, KITCHEN/DINER AND DRIVEWAY PARKING FOR NUMEROUS VEHICLES TOGETHER WITH DETACHED GARAGE. VIEWING IS RECOMMENDED TO APPRECIATE ITS SCOPE AND POTENTIAL. 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

There are numerous ways to get to the property, for ease into the village of Polgooth head down Trelowth Road to the bottom, as the road bears around to the right go to the left onto Tregongeeves Lane. Follow along for approximately 200 yards taking the left hand turn into Trecarne Close cul-de-sac and head up and the property will appear in the left hand corner. A board will be erected for convenience.

Accommodation

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

From the driveway there is currently ramped access, which leads to a covered front entrance with obscure double glazed door and panel into entrance hall.

Entrance Hall



Giving access through to all internal living accommodation and large loft access hatch with ladder. Door into airing cupboard and boiler store.



Lounge

16'10" x 11'0" - max (5.14 x 3.37 - max)

A large double glazed window to the front enjoying an outlook down over the driveway and beyond to woodland and countryside, further double glazed window to the side giving views over the garden area. Central focal point of a coal effect gas fire set onto a stone raised hearth and mantle surround. Wall mounted radiator.



Kitchen/Diner

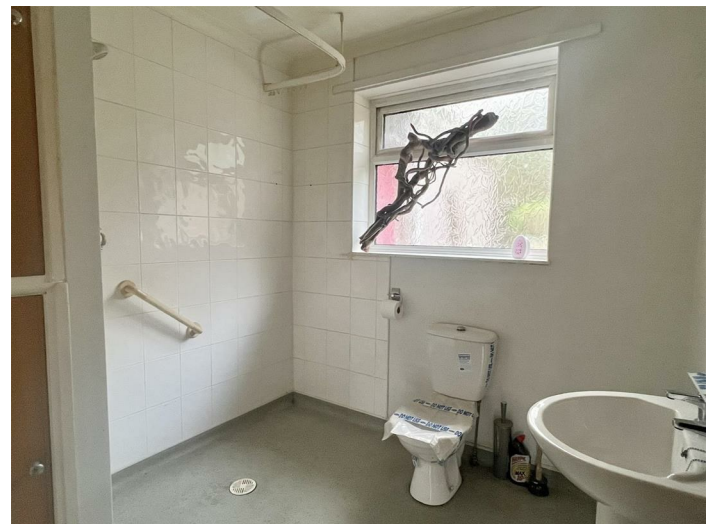
kitchen area 8'11" x 13'4" dining area 11'8" x 9'6"
(kitchen area 2.74 x 4.07 dining area 3.57 x 2.91 -)



Currently offers tiled flooring throughout, double glazed window within the kitchen and a single glazed door and window out onto the garden area, via a lean to greenhouse. Wood part glazed door leading out onto the rear.

Wet Room

6'10" x 7'4" (2.10 x 2.26)



Comprising low level WC and hand basin. Part tiled walls surround, obscure double glazed window. Chrome heated towel rail. Two storage cupboards.

Bedroom

6'10" x 7'10" (2.09 x 2.40)



Double glazed window to the rear with radiator beneath.

Bedroom

10'3" x 9'4" (3.14 x 2.86)



Double glazed window with radiator beneath to the rear.

driveway from a double glazed window with radiator beneath.



Outside



Principal Bedroom

11'1" x 12'7" (3.39 x 3.84)



Located to the front. With an outlook over the far reaching woodland valley view and down over the

The property is tucked away into the corner, there is hardstanding driveway parking for numerous vehicles which leads to a link detached garage and outside tap . There is side access where there is a large nature pond, patio area and some shrubbery.

To the rear, steps lead up onto a raised terraced patio area with further storage and a path leads around to a further raised side garden area and pathway back to the front.



Council Tax Band - D

Floor Area

The floor area measurement is taken from the EPC.

Services

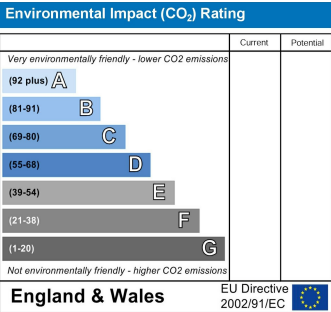
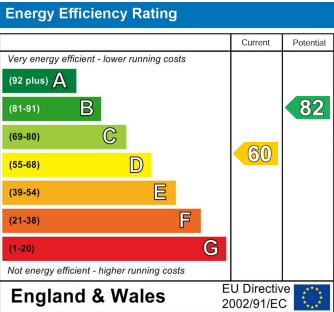
None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agent sNotes

A percussion drilling report has been carried out. Please ask agents for a copy prior to continuing interest.





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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