



MAY WHETTER & GROSE

PENTRE , POLGOOTH, PL26 7BY
GUIDE PRICE £375,000



A WELL PRESENTED 3 BEDROOM CHAIN FREE DETACHED BUNGALOW WITH A ONE BEDROOM SELF CONTAINED ANNEXE ATTACHED TO THE SIDE WITH COMPLETE INDEPENDENT ACCESS. THE OPTION TO COMBINE THE TWO PROPERTIES REMAINS WITH THE REMOVAL OF THE DOOR. THE PROPERTY BENEFITS FROM GARAGE AND OFF ROAD PARKING AND OCCUPIES A WELL ESTABLISHED PLOT IN AN EXTREMELY WELL REGARDED LOCATION WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES. MAINS GAS FIRED CENTRAL HEATING THROUGHOUT, DOUBLE GLAZING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED HOME. PLEASE READ AGENTS NOTES



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. After the St Mewan dip turn left where signposted to Polgooth and then left again at the top of the hill. Proceed down Trewloth Road and then just after the open play field area on the right take the small road on the right just opposite Stoney Lane. Follow this road down into the village centre and at the bottom turn right. Immediately after the shop turn left and Pentre will be found directly in front of you.

Accommodation

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

Upvc double glazed door with inset obscure glazing with leaded detailing allows external access into entrance hall.

Entrance Hall

34'11" x 9'8" - maximum (10.66 x 2.95 - maximum)



A spacious entrance hall with carpeted flooring. Three radiators. Doors off to bedrooms three, two, family bathroom, principal bedroom, kitchen/diner and lounge. Further door opens to provide access to an in-built storage void. Loft access hatch. Nu Air Vent - this regulates temperature between the loft space and the bungalow preventing condensation. Wall mounted Nest thermostat.

Bedroom Three

10'0" x 7'7" (3.07 x 2.33)



Wood frame double glazed window to rear elevation. Carpeted flooring. Radiator.

Lounge

15'9" x 12'11" - maximum (4.82 x 3.96 - maximum)



Wood frame double glazed window to front elevation providing a great deal of natural light and views over the surrounding area. Focal open fireplace with red brick backing, slate hearth and wooden mantle. Carpeted flooring. Door through to kitchen/diner. Radiator. Television aerial point. Telephone point. Textured ceiling.

Kitchen/Diner

16'0" x 12'11" - maximum (4.88 x 3.96 - maximum)



A delightful twin aspect kitchen/diner with wood frame double glazed windows to front and side elevations providing a great deal of natural light. Upvc double glazed door to side elevation with upper obscure glazing providing additional external access off of the kitchen. Matching kitchen base units, roll top work surfaces, stainless steel one and half bowl sink with matching draining board and central mixer tap. Space for cooker. Space and plumbing for washing machine. Space for dining table. Carpeted flooring. Textured ceiling. Twin doors open to provide access to the boiler and hot water cylinder. High level mains enclosed fuse box. Tiled walls to water sensitive areas. Radiator.



Bedroom One

12'9" x 12'9" - maximum (3.90 x 3.89 - maximum)



Wood frame double glazed windows to rear and side elevations combine to provide a great deal of natural light. Door through to en-suite shower room. Carpeted flooring. Radiator.

En-Suite

9'6" x 4'11" (2.90 x 1.52)



Wood frame double glazed window to rear elevation with obscure glazing. Matching updated three piece white shower suite comprising low level flush WC, fitted shower enclosure with curved glass shower doors and wall mounted Mira shower, pedestal hand wash basin. Wood effect vinyl flooring. Fitted extractor fan. Heated towel rail. Acrylic backing to water sensitive areas.

Family Bathroom

7'11" x 5'10" (2.42 x 1.78)



Wood frame double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush and soft close technology, pedestal hand wash basin and panel enclosed bath with wall mounted Mira shower and glass shower screen over. Wood effect vinyl flooring. Part tiled walls. Fitted extractor fan. Heated towel rail.

Bedroom Two

14'3" x 8'7" (4.36 x 2.62)



Wood frame double glazed window to rear elevation. Carpeted flooring. Radiator.

Annexe

Upvc double glazed door provides external access into kitchen/diner. Redundant door which could be opened up to provide access through to the main residence.

Kitchen/Diner

15'8" x 11'8" (4.79 x 3.57)

Wood frame double glazed windows to front and side elevations combine to provide a great deal of natural

light. Matching kitchen base units, roll top work surfaces, stainless steel sink with matching draining board with central mixer tap. Tiled walls to water sensitive areas. Space for cooker, washing machine, fridge freezer. Radiator. Carpeted flooring.

Inner Hall

7'3" x 5'3" (2.22 x 1.62)

Double doors to fitted storage. Doors off to bedroom and bathroom.

Bedroom One

11'8" x 10'0" (3.58 x 3.07)

Wood frame double glazed window to side elevation. Radiator. Carpeted flooring.

Bathroom

6'7" x 5'10" (2.02 x 1.80)

Wood frame double glazed window to rear elevation. Matching three piece champagne bathroom suite comprising low level flush WC, pedestal hand wash basin and panel enclosed bath with shower over. Carpeted flooring. Radiator. Tiled walls to water sensitive areas.

Lounge

14'8" x 12'1" (4.48 x 3.69)

Wood frame window to front elevation. Radiator. Carpeted flooring.

Agents Notes

The property has a septic tank.

Outside



To the front of the plot is a single garage which has no light or power. Metal up and over door.



To the front of the property a hardstanding drive provides off road parking for one vehicle. The majority of the garden is laid to the front of the bungalow and is extremely well established with a number of evergreen planting and shrubbery.

Steps lead up to provide access to the front door. To the right hand side of the main residence is a spacious wood elevated decked area making the most of the surrounding area. The remainder of the front garden is laid to lawn with a useful external storage shed. The boundaries are clearly defined with planting and shrubbery to the front, right, left and rear elevations.

To the left hand side a walkway flows across the left hand side of the property and provides access to the annexe's garden which is laid to patio complete with wooden shed. There is a hardstanding access walkway which flows across the rear of the bungalow.



AGENTS NOTE

A Regulated Mining Search for Metalliferous Minerals was actioned by the vendor and conducted by Cornwall Mining Consultants. This search recommended a Mining Investigation. A drilling Investigation and Mining Risk Assessment Report conducted by Groundsure which recommended a Drilling Investigation and Mining Risk Assessment. The investigation was carried out and did not indicate any significant mine workings within the investigated/inspected area.

With regard to the mining related aspects, the inspected and investigated areas are considered to be acceptably free from mining related settlement or subsidence risk. No evidence was observed to suggest that unrecorded mining features are present or that the mining feature(s) identified in the previous mining search report present a significant mining risk to the property.

This report is available to genuinely interested, proceedable parties.

Council Tax Band - C main property

Council Tax Band - Awaited - Annexe

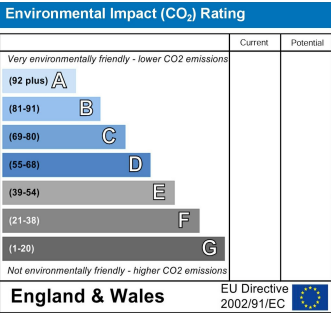
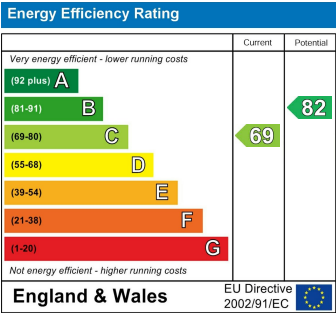


Services

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

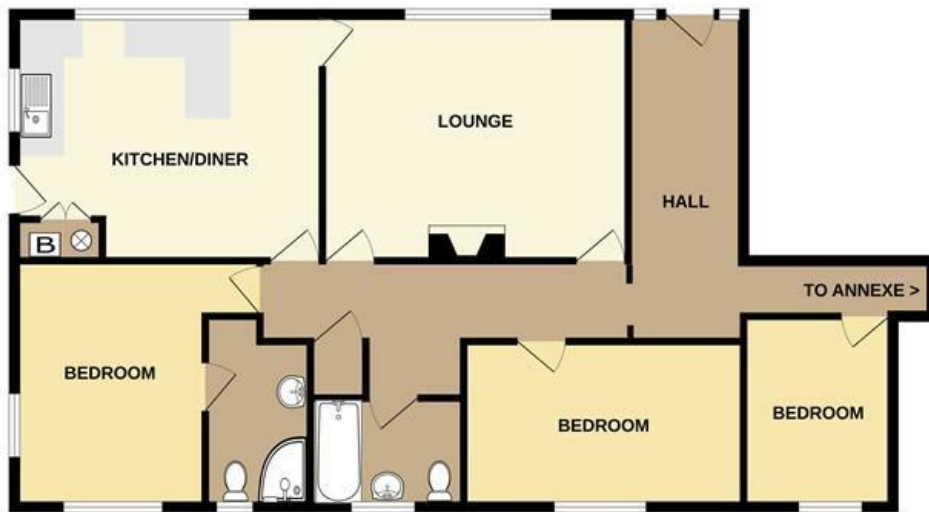




STANDARD CONVENTS



PENTRE



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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