



Guide Price £199,950

Furze Park, School Lane, Polruan, PL23 1QE

**Jefferys** ESTABLISHED 1865



# 3 Furze Park, School Lane Polruan, Fowey Cornwall PL23 1QE

A rare opportunity to acquire a three double bedroom house within an elevated position enjoying sea and harbour views.

Front and rear gardens with street parking available.

The property is constructed with mundic blocks and therefore can only be sold to a cash buyer only.

The property is situated on the eastern bank of the River Fowey just inside the entrance to Fowey harbour. Local facilities include general stores, café, two public houses and a Primary School. The village is connected to Fowey, which has a wider range of shops and businesses catering for most daily needs by a regular passenger ferry service. The immediate area is surrounded by wonderful coastal scenery and countryside, much of this is owned by the National Trust. Beyond the local country lanes, there are good road connections to the motorway which is accessed from the A38/A30 and mainline railway station linking directly into London Paddington.

This property enjoys an elevated position with sea views to the rear and harbour/Fowey views to the front. The property comprises a mid-terraced House providing three double bedrooms with pleasant garden areas to the front and rear. The property benefits from uPVC double glazed windows and doors, has modern infra red heating to the ground floor. Furze Park benefits from street parking to the rear. The property is located in a highly sought after area and does have potential for investment opportunities.

As the property is constructed of mundic blocks, the property will need to be sold to a cash buyer.

**THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:**

## Entrance Porch

uPVC panel and double glazed door to the side, uPVC double glazed window to the front.

## Entrance Hall

Wooden glazed door leads to the Porch with door leading directly into the Lounge, stairs lead to the first floor, the fuse box and electric meter is in situ.

## Lounge

**11'4" x 11'2" (3.47m x 3.40m)**

uPVC double glazed window to the front, brick fireplace with woodburning stove and mantel piece. There is an archway opening leading to:

## Kitchen/Dining Room

**13'7" x 8'9" (4.19m x 2.71m) plus 6'5" x 4'2" (1.99m x 1.29m)**

Two uPVC double glazed windows to the rear enjoying sea glimpses, uPVC panel and double glazed door to the side, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, plumbing for washing machine, stainless steel sink unit, built-in electric oven and hob, built-in storage cupboards, airing cupboard with factory insulated hot water cylinder and electric immersion heater.

## FIRST FLOOR

## Landing

uPVC double glazed window to the front, stairs leading to the master bedroom with understairs storage cupboard, heated towel rail.

## Bathroom/WC

uPVC double glazed window to the rear, suite comprising panelled bath with mixer shower over and glazed screen, pedestal wash hand basin, low level wc, partly tiled walls.

## Bedroom 3

**9'9" x 9'8" (3.01m x 3.00m)**

uPVC double glazed window to the rear enjoying coastline views.

## Bedroom 2

**10'5" x 10'5" (3.19m x 3.19m)**





uPVC double glazed window to the front enjoying pleasant views over Fowey and the harbour.

The attic has been converted into a bedroom in recent years and provides the master bedroom.

### Master Bedroom

**14'9" x 11'10" (4.54m x 3.65m) (maximum)**

Velux roof lights to the front and rear both enjoying excellent views, eaves storage cupboards to the front and rear, built in bedroom furniture.

### OUTSIDE

To the front, there is a lawned garden area with relatively modern garden shed providing excellent storage facilities. The property is approached via a shared pathway. To the rear, there is a further shared pathway with a private garden linking the house to the parking area. Within the private garden area, there is a raised patio/seating area again enjoying sea views. The property also benefits from a coal bunker to the rear with a further outbuilding currently used as a log store.

### SERVICES

Mains electricity, water and drainage. Infrared heating to the ground floor.

Reasonable Mobile Coverage and Broadband available.

### TENURE

The property is being sold Freehold with vacant possession upon completion.

### COUNCIL TAX

Band 'A'

### EPC

Band 'G'

### MINING AND RADON

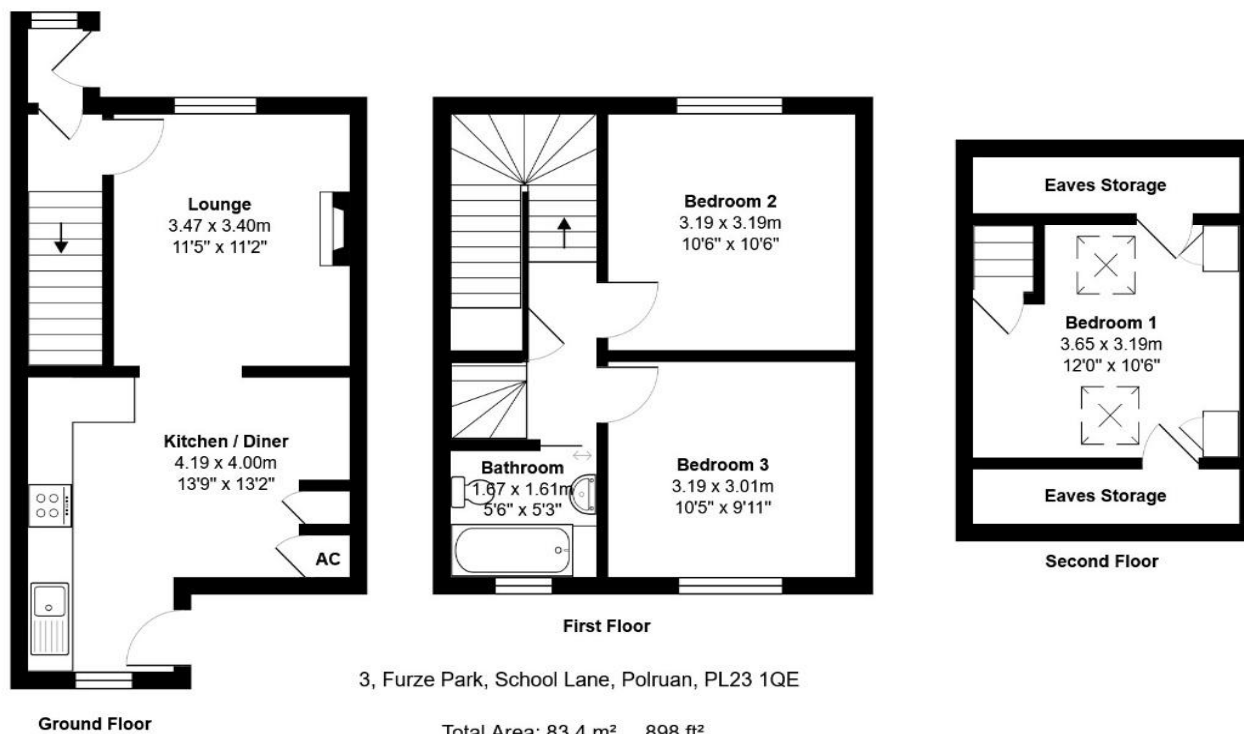
The property is in Cornwall, a county known for mining activity, and potentially high levels of Radon gas.

### VIEWING

Strictly by prior appointment with the vendors agents – Jefferys

tel: 01579-342400





3, Furze Park, School Lane, Polruan, PL23 1QE

Total Area: 83.4 m<sup>2</sup> ... 898 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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