



FORE STREET, POLPERRO PL13 2QR

FURNISHED TWO BEDROOM CHARACTER PROPERTY

Jefferys Ltd are delighted to present to you this well presented character property, set amidst the quaint streets of the historic fishing village, Polperro. Internally the property enjoys a cottage like feel and boasts character features such as beamed ceilings and timber floors.

In brief, the property comprises: Open Plan Lounge/Diner/Kitchen, Bathroom, One Double Bedroom and One Single Bedroom with Shower. The property benefits from terraced gardens to the rear with panoramic views over the village.

Parking permits available to purchase from Polperro Carpark – prospective Tenants to make their own enquiries.

*** Viewing Highly Recommended ***

Price: £795pcm

Key Features

Two Bedrooms

Electric Heating PLUS
Woodburner

Fully Furnished

Rear Garden with
Panoramic Views

Character Features –
Beamed Ceilings &
Timber Flooring

ACCOMMODATION

COMPRISES:

(All sizes approximate)

Access from the side of the property from Fore Street via a wooden gate with a few small steps leading up to the front door.

Lounge/Diner

15'1" x 11'10" (4.6m x 3.6m)

Window to front elevation. Walls painted white. Pine floorboards. Vaulted ceiling. Two pendant light fittings plus wall mounted light fittings. Electric heater. Inglenook fireplace housing multi fuel burner. Fully furnished with a three-seater sofa, coffee table, plus dining table with four chairs.

Kitchen

12'2" x 7'7" (3.7m x 2.3m)

Window to front elevation. Walls painted white. Pine floorboards. Ceiling spotlights. Range of base, wall and drawer units with solid wood worktops. Double Belfast style sink with chrome waste drainer and mixer tap. Kitchen to include: washing machine, fridge, counter top freezer and electric cooker plus various plates, cutlery and cooking equipment.

Bathroom

Walls painted neutral. Pine floorboards. Ceiling spotlights. Heated towel rail. White three piece suite comprising bath with centre tap plus shower hose, pedestal wash hand basin and low level WC. Under stairs storage cupboard.

Carpeted stairs leading to:-

Bedroom One

18'1" x 10'2" (5.5m x 3.1m)

Two Velux windows with blinds. Interior window overlooking lounge/diner. Walls painted white. Pine floorboards with step up to double bed. Reduced height ceiling. Ceiling spotlights. Built-in storage cupboards in eaves. Free standing oil filled electric radiator. Double bed frame with mattress. Three bedside tables.

Bedroom Two

12'2" x 6'7" (3.7m x 2.0m)

Double glazed door leading to exterior. Small window to front elevation. One Velux window. Walls painted white. Pine floorboards. Ceiling light fitting plus wall mounted light fittings. Single bed. Glass-top desk. Chest of drawers.

Glazed bi-fold door to shower enclosure.

Shower Enclosure

Fully tiled. Electric shower. Extractor fan. Obscure paned window to front elevation.

Rear Garden

Terraced gardens. Paved seating area. Wooden storage shed. Pond.

Parking

There is no parking at the property. A parking permit can be obtained for the main car park at an additional cost – tenants to make their own enquiries.

Additional Information

EPC 'E'

Council Tax Band 'A'

Services – Mains Electric, Mains Drainage

No Smokers

About The Property and Location

Due to the age of the property the rooms are of irregular shape and the walls vary in thickness, therefore measurements are for guidance only. There are some areas of restricted height. The property is located opposite a public house and above a shop.

Directions

From the main car park in Polperro, proceed on foot to the centre of the village. The property can be found opposite a public house (The Ship Inn), above the shop. There is a small wooden gate to the side and a set of steps up leading to the entrance.

Rent

£795pcm

Deposit

£917.00 (held in bond with tenancy Deposit Scheme)

Tenure

Six Months Assured Shorthold Tenancy – Available for Long Term Let

Viewing

Strictly by appointment with the managing agent Jefferys.

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on **01726 73483**.

Please note that you will be asked to complete an application form prior to viewings being arranged.



Lounge/Diner



Kitchen



Bathroom



Bedroom One



Bedroom Two



Shower/Wet Room



Rear Garden



Rear Garden

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