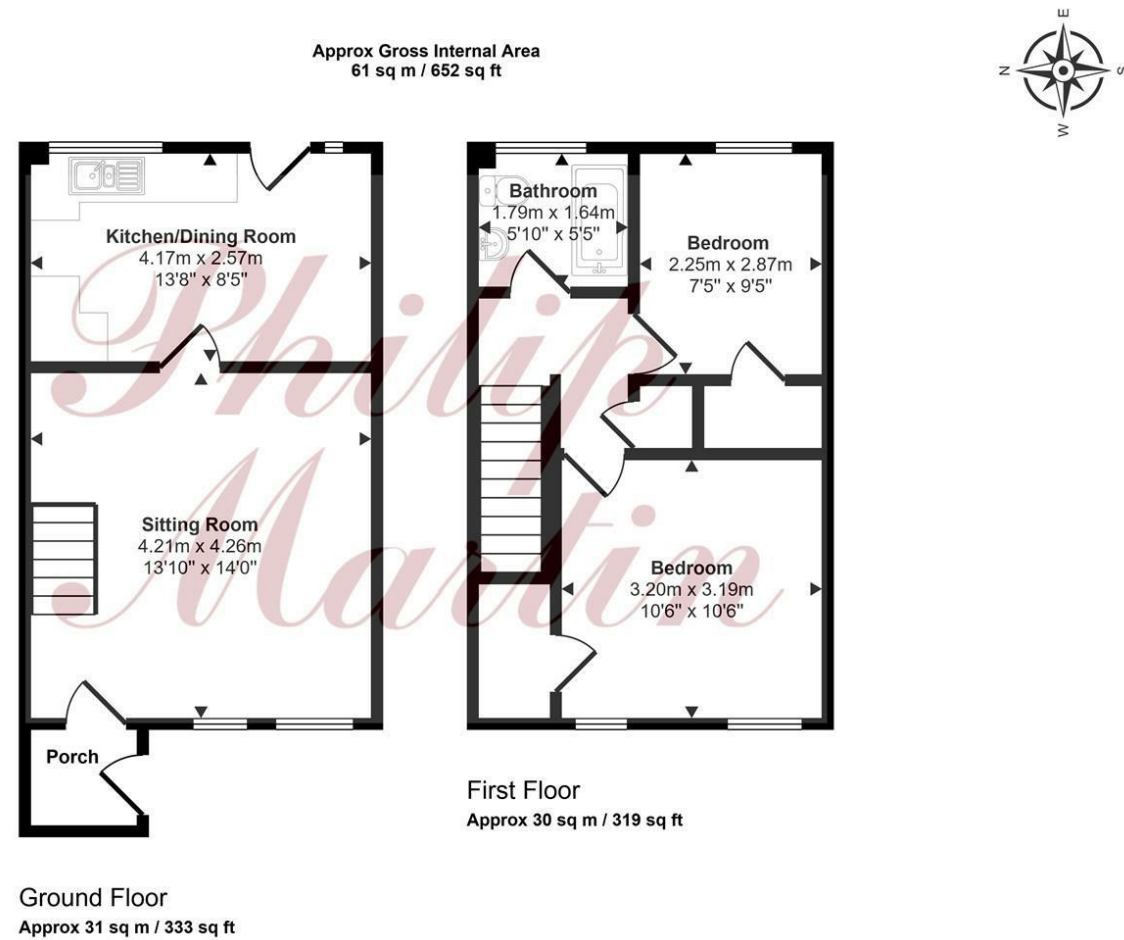


POLGLASE WALK, ST. ERME

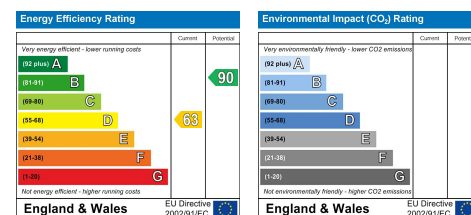


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- SEMI-DETACHED
- TWO BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM
- ENCLOSED REAR GARDEN
- GARAGE & PARKING
- VILLAGE LOCATION
- PERFECT FIRST TIME PURCHASE
- NO CHAIN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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14 POLGLASE WALK, ST. ERME, TRURO, TR4 9BP

SEMI-DETACHED HOUSE IN POPULAR LOCATION SOLD WITH NO CHAIN

14 Polglase Walk is a two bedroom semi-detached house is situated in a popular village, within a short walk of the amenities on offer and providing fantastic access for Truro and access to the A30. The property is ideal for first time buyers or as an investment opportunity. Accommodation comprises; sitting room and kitchen/ dining room to the ground floor with two bedrooms and a bathroom to the first floor. There is an enclosed rear garden, single garage and off road parking. The property also benefits from double glazing throughout. Sold with no onward chain.

EPC - D. Freehold. Council Tax - B.

GUIDE PRICE £190,000

THE PROPERTY

14 Polglase Walk is a two bedroom semi-deatched house situated in the convenient village of St Erme, only four miles from the city of Truro. Internally the property presents good sized accommodation throughout. Whilst externally the rear garden is completely enclosed and laid to lawn therefore perfect for children and pets. The accommodation comprises; entrance porch, sitting room, kitchen/ dining room to the ground floor, with two bedrooms and a bathroom to the first floor. The property also benefits from a single garage and allocated parking space. Perfect for those looking for a first time purchase or a buy to let investment; sold with no chain, viewing is recommended.

LOCATION

The village of St. Erme lies approximately four miles north of Truro city and together with the neighbouring village of Trispen offers village facilities such as church, public house, post office and primary school. With regular buses into the nearby Truro, which offers a much wider range of facilities including banks, building societies, shops, schools, public houses, numerous restaurants and main line railway station to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral. The A30 is close by for quick commuting through and out of the county.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE PORCH



SITTING ROOM

13'11" x 13'9" (4.26m x 4.21m)
Two windows to front aspect with door into kitchen/ dining room and stairs to first floor. Electric heater.

KITCHEN/DINING ROOM

13'8" x 8'5" (4.17m x 2.57m)
Comprising a range of base level kitchen units with inset sink and drainer and tiled splashback surrounds. Ample space for fridge/ freezer, cooker and space for a dining table. Space and plumbing for washing machine/dishwasher. Window to rear aspect and door to back garden.

FIRST FLOOR

LANDING

Loft access and doors into;

BEDROOM

10'5" x 7'2" (3.20m x 2.19m)
Two windows to front aspect and built in wardrobe.

BEDROOM

9'4" x 7'4" (2.87m x 2.25m)
Window to rear aspect with built in wardrobe.

BATHROOM

5'10" x 5'4" (1.79m x 1.64m)
Pedestal hand wash basin, low level W.C. and bath with electric shower over. Window to rear.

OUTSIDE

A section of lawn and a pathway leads to the front of the



property. Whilst accessed through the door from the kitchen, the rear garden has been laid to lawn and is therefore perfect for children and pets. There is also a rear access gate.

GARAGE

Metal up and over door and a great space for additional storage. Also benefits from an allocated parking space located in front of the garage door.

SERVICES

Mains water, electric and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

Proceed out of Truro in a northerly direction on the A39 and take the right hand turning clearly signposted St. Erme. Follow the road around to the left and take the next right hand junction onto Eglos Road. After a short distance turn right into Polglase Walk and then immediately right again where No. 14's garage and parking space can be found. The property is just a short distance where a Philip Martin for sale board has been erected.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.