

home.

**£275,000**

Strawberry Fields, The Coombes, Polperro



## Strawberry Fields The Coombes, Polperro, PL13 2RG

Home Estate Agents welcome to the market Strawberry Fields. This charming property is located in the picturesque fishing village of Polperro, with its quaint narrow streets, pubs, independent shops and galleries. The village community is alive all year round with various events and this popular village still retains a working fishing harbour and it's own sandy beach.



Situated on the South West Coast Path and offering easy access to dog friendly beaches both to the east and the west, it is a popular destination for water enthusiasts and walkers.

This delightful house boasts one bedroom with en-suite, two reception rooms, kitchen with integrated appliances, separate utility room and landscaped rear garden offering views over the valley.

This property is an established Holiday let with year round rentals, and would also be ideally suited as a turn key investment.

### Entrance

Gated entrance with steps leading to entrance door into:

### Kitchen/Diner 16'2 x 11'4

Slate flooring, part tiled walls, glazed wooden framed window to front with window seat and storage overlooking the front terrace, bespoke Shaker style kitchen with a range of wall and base units with granite worksurfaces, Belfast sink with mixer taps, integrated oven with electric hob and extractor over, feature beamed ceiling, radiator, stairs leading to first floor with understairs storage.

### Utility Room 7'11 x 5'0

Tiled flooring, part tiled walls, glazed wooden framed windows to front overlooking the garden, base units with rolled edge worksurfaces, Belfast style sink with mixer taps, slimline dishwasher, washing machine, tumbler dryer, fridge and freezer, ceiling light.





### Master Bedroom 13'6 x 13'0

Original wooden flooring, glazed wooden framed window to front with window seat, built in storage cupboard, vaulted and beamed ceiling, feature ceiling light, radiator.

### En-Suite Bathroom

Tiled flooring, part tiled walls, glazed wooden framed window to front to rear, roll top bath with shower over, corner shower with thermostatic control, wall mounted wash hand basin with mixer tap, recessed lighting and wall lights, heated towel rail.

### Externally

#### Frontage

Enclosed patio garden with storage shed, mature shrubs, trees, plants overlooking the harbour town.

#### Rear Garden

Landscaped rear garden with steps leading to storage area and further steps leading to a patio entertaining area, raised bedding boxes with shrubs and trees, built in barbecue area with countryside views, further steps leading to further seating area offering views overlooking the valley.

#### Agents Note

Please note that this property is benefiting from a small business rate relief for council tax - please contact local council for banding.



### First Floor

#### Lounge 16'2 x 13'6

Original wooden flooring, glazed wooden framed window to front with window seat and storage, feature fireplace with wood burner, slate hearth and wooden mantel, feature beamed ceiling, wall lights, radiator, stairs leading to second floor.

#### WC

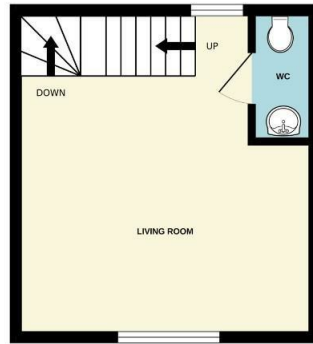
Tiled flooring, WC, wall mounted wash hand basin, extractor.

### Second Floor

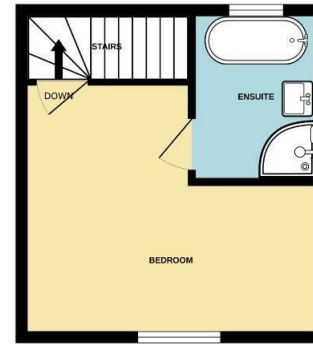
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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# £275,000 Freehold

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.