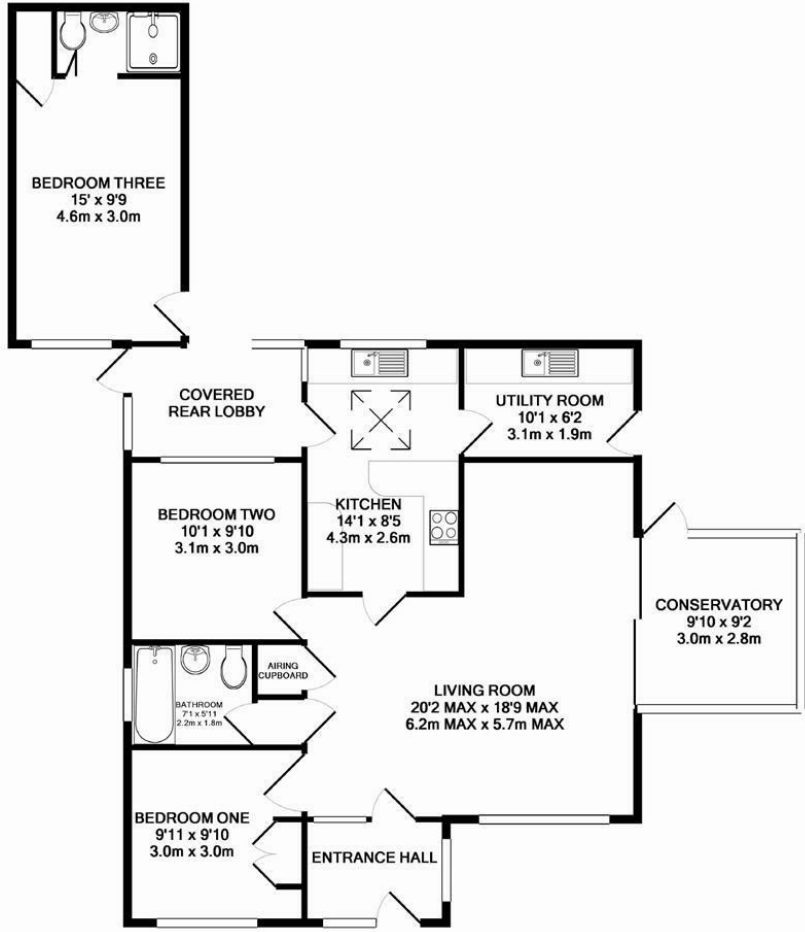




22 OCEAN VIEW,
POLRUAN, PL23 1QJ
GUIDE PRICE £385,000



TOTAL APPROX. FLOOR AREA 1143 SQ.FT. (106.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2013



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

A WELL PRESENTED THREE BEDROOM BUNGALOW LOCATED IN AN ELEVATED POSITION, WITH PARKING FOR NUMEROUS VEHICLES, FLEXIBLE LIVING SPACE AND VIEWS TO THE SEA AND FOWEY BEYOND. SOUTH FACING, PRIVATE, LOW MAINTENANCE GARDEN.



22 Ocean View, Polruan, Cornwall, PL23 1QJ

The Location

Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has its own general stores, sub post office, tea rooms, two public houses and a long established boat building and repair yard. The village is connected to Fowey, which has a wider range of small shops and businesses catering for most day to day needs, by a regular passenger ferry. The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust.

Once away from the immediate local lanes, there are good road connections to the motorway system via the A38/A30. Railway connections (London Paddington) can be made at a number of local stations (Par, Liskeard & Lostwithiel).

The Property

Located towards the top end of the village, this 3 bedroom bungalow offers sizeable driveway with parking for several cars, generous outside area with a view over neighbouring properties to the sea.

Updated by the current owners, this desirable property would make a lovely main home or second home.

Accommodation

The entrance porch has windows to the front elevation offering views to the sea and top of Fowey. With space for coats and boots this is a useful area for storage.

A door opens to a large split level dual aspect room with light and airy living accommodation, there are windows to the front elevation offering views across the bay to countryside beyond, corner log burner on granite plinth, large upvc sliding patio door to conservatory which also offers superb sea and coastline views. There are doors to two of the bedrooms, inner lobby to bathroom and kitchen. Airing/boiler cupboard housing hot water cylinder, shelving and oil fired floor standing boiler, radiator, thermostat.

The conservatory is fully upvc double glazed floor to ceiling with vaulted ceiling, laminate tiled floor, door to outside, 4 opening vents and roof light vent, superb sea and countryside views



Bedroom one has a window to the front elevation with views towards the sea and across to Fowey. Bedroom two is a double room with window to the rear elevation.

The bathroom as a window to side, panelled bath with electric shower over, wash hand basin, low level wc, radiator.

The kitchen/breakfast room has a good range of wall and base units, built in oven, electric 4 point hob, granite breakfast bar/worktop, further worksurfaces, stainless steel sink with drainer and mixer tap, centrally heated radiator, double glazed window and door to rear lobby, skylight. There is a glazed door to the utility room with base units, sink with drainer, plumbing for washing machine and space for tumble dryer. Glazed door to the rear.

From the kitchen there is a door which opens to a useful covered area and a door opens to timber storage shed/garage. A further door leads to the third bedroom which is a large double with dual aspect windows, built in storage cupboard and door opening to ensuite shower room.

Outside

Access to the property is gained off Ocean View via a large tarmac driveway which provides parking for numerous vehicles. A mature, planted border gives privacy from the road.. A gate leads to the garden which is fenced for privacy and laid with chippings surrounded by borders housing plants and shrubs. A patio offers space for table and chairs and this is a lovely sunny private area which steps leading up to the conservatory. There is a timber shed for storage.

FREEHOLD

EPC RATING - E

Services

None of the Services, Systems or Appliances at the property have been tested by the Agents. Oil central heating

Local Authority

Cornwall Council.

Viewing

By appointment with the owners Agents: May Whetter & Grose, Estuary House, 23, Fore Street, Fowey. PL23 1AH Tel: 01726 832299 Fax: 01726 832866 Email: info@maywhetter.co.uk