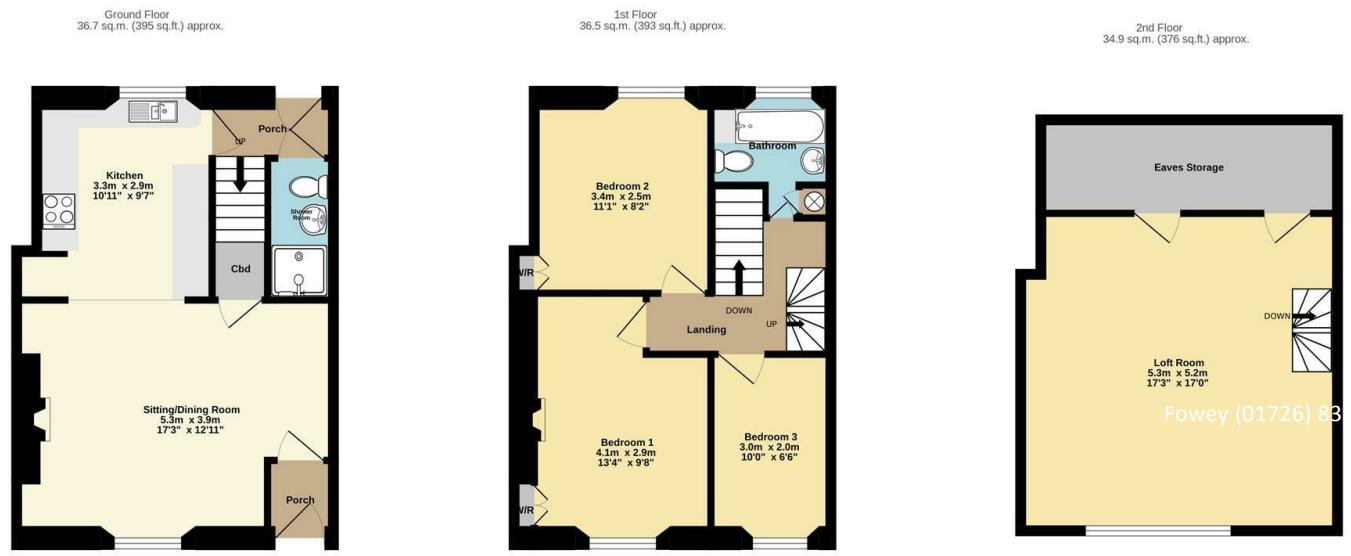




**19 WEST STREET,
POLRUAN, PL23 1PL
GUIDE PRICE £345,000**



TOTAL FLOOR AREA: 108.1 sq.m. (1164 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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A CHARMING AND WELL PRESENTED THREE BEDROOM COTTAGE, ENJOYING FABULOUS VIEWS OVER THE ESTUARY TO FOWEY AND THE VILLAGE OF POLRUAN. TWO RECEPTION ROOMS, A REAR COURTYARD, TERRACE AND SMALL OUTSIDE STORE. SHORT, LEVEL WALK TO HARBOUR AND AMENITIES, SELLING VACANT POSSESSION AND CHAIN FREE.

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.



19 West Street, Polruan, Polruan, PL23 1PL

LOCATION

Polruan
 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).

West Street is one of the most popular roads in the village enjoying wonderful estuary views and within a short walk from the harbour and all local amenities including the harbour and town beach.

ACCOMMODATION

From West Street, steps lead up to the front door which opens into a useful porch, ideal for hanging coats and storing shoes. A further door opens into the warm and welcoming living room with plenty of space for a dining table and chairs. A feature fire place with wooden surround is a focal point to the room and currently has a coal effect electric fire to make the room feel cosy and warm. There is a useful storage cupboard. The well equipped, cream Shaker styled kitchen has ample base and wall storage units with space for a dishwasher and upright fridge freezer and integral electric oven and hob.

A door opens to a rear entrance hall with a door to courtyard and a modern, ground floor shower room with WC, wash hand basin, shower cubicle and underfloor heating.

Stairs rise to the first floor which comprises of two double bedrooms, a single bedroom, family bathroom and stairs to the second floor.

Views over the roof tops can be enjoyed from the single bedroom and the larger double bedroom. The double bedroom has period built in storage cupboard and decorative fire place. The second double bedroom also has a built in cupboard

A second double has a rear aspect and looks over the rear gardens.



The family bathroom comprises of a bath, handwash basin, WC and heated towel rail.
 Stairs rise up to the second floor which has the most beautiful, panoramic views over the estuary to Fowey, up the estuary towards Bodinnick and over Polruan.

Being a loft conversion, there is some restricted head height and storage cupboards in the eaves.

OUTSIDE

Access to the rear courtyard is through a gate, passing the entrance door to 18 West Street. A path leads around to the rear of both properties. Shared steps rise to two terrace gardens one belonging to 18, and 19 has a right of way over, to gain entry to 19's garden. The garden is mostly gravel with paving and is the ideal spot for al fresco dining enjoying views over the roof tops to the estuary. There is also a useful large wooden shed.

The property also benefits from a outside storage cupboard and a courtyard which can also be accessed from the rear entrance hall.

AGENT'S NOTE
 Lease length 999 with 998 remaining.
 £1.00 Ground rent PA
 No service charge

EPC RATING - E

TENURE - LEASEHOLD

COUCL TAX BAND - C

Viewing
 Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
 Tel: 01726 832299 Email: info@maywhetter.co.uk

Services
 None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority
 Cornwall Council