



The Old Post Office



Polruan Harbour 135 meters - A38 13.5 miles - Plymouth 35.5 miles

A well presented one bedroom property in the heart of Polruan offering fantastic letting opportunities

- Coastal Village Location
- Superb Letting Opportunities
- Well Presented
- Single Level Accommodation
- Open Plan Living
- One Double Bedroom
- No Onward Chain
- Walking Distance of Amenities
- Tenure: Freehold
- Council Tax Band: A

Offers In Excess Of
£155,000

SITUATION

The property enjoys a prominent waterside location along Fore Street, within a short distance of Cornwall's charming fishing village, Polruan. The waters of the estuary are renowned with deep-water moorings and some of the finest sailing waters in the country. Close to the property is access to the South West Coast Path with beautiful unspoilt walks along the coastline in both directions. The village enjoys a strong community spirit, two public houses, local shop, village primary school and post office.

DESCRIPTION

A delightful character property understood to have been converted in 2006 to a residential dwelling, ideally situated on Fore Street in the picturesque village of Polruan. The property is presented in good decorative order and is available for immediate occupation or letting. Offered for sale chain free, this charming home presents an excellent opportunity to acquire a low-maintenance coastal property in one of Cornwall's most sought-after waterside villages — perfect as a permanent residence, second home, or holiday retreat.

ACCOMMODATION

The property is accessed directly from the street, with the front door opening into a light and welcoming open-plan living area, featuring a large bay window to the front elevation and a comfortable sitting area. The fitted kitchen lies to the rear of the room and is equipped with a range of base and wall units, along with integrated appliances including a microwave oven, hob, and dishwasher.

The space is finished with attractive wood-effect laminate flooring throughout.

A door leads to the double bedroom, which benefits from a further bay window and an electric wall-mounted heater. The shower room comprises a tiled shower cubicle, WC and wash hand basin, with tiled flooring and a useful recess providing space for a washing machine and tumble dryer.

OUTSIDE

Positioned along Fore Street, the property is ideally suited for a short leisurely stroll into Polruan's Harbour to access the village amenities. Please note there is no allocated parking along Fore Street and purchasers must be satisfied with this prior to viewing.

SERVICES

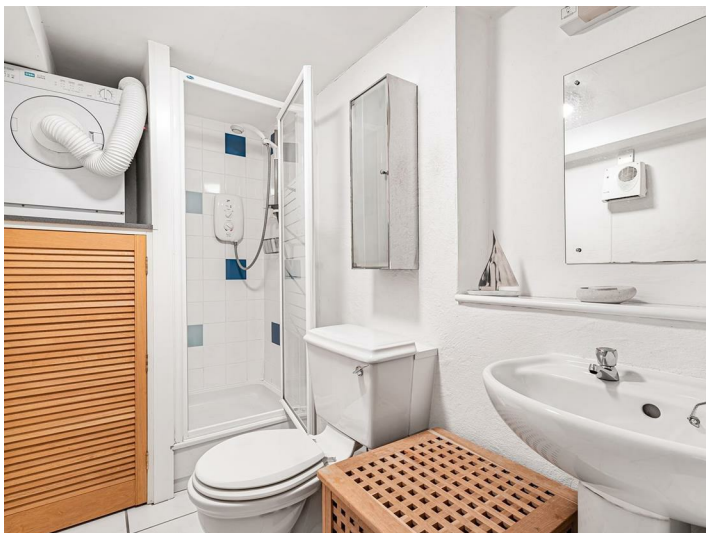
Mains electricity, water and drainage. Electric heating. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the property is a flying freehold. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

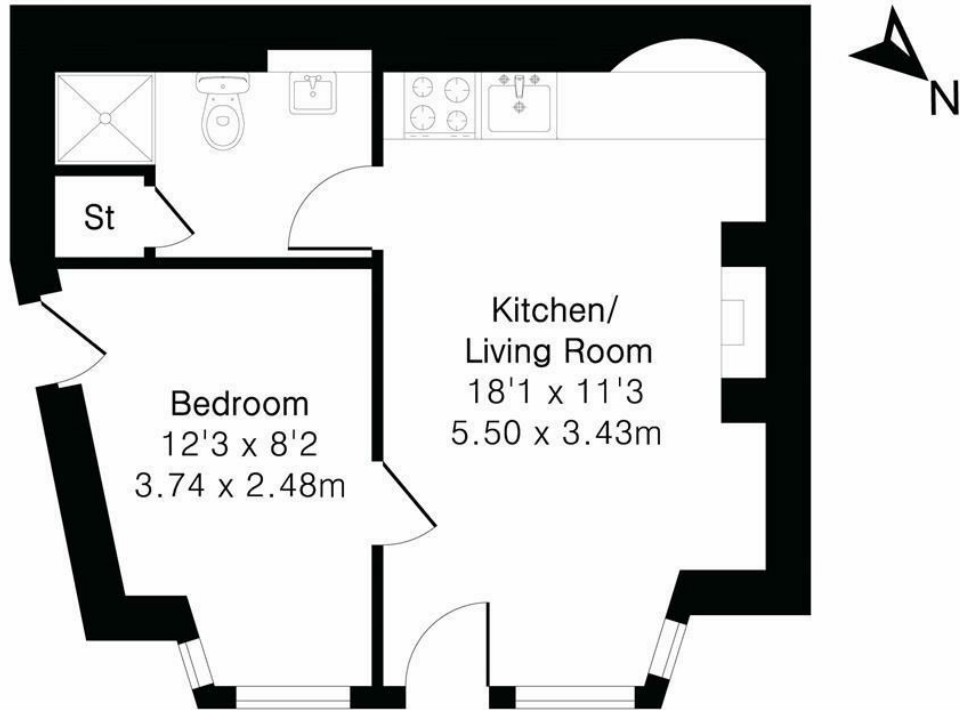
Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

what3words.com: ///clef.book.sunflower



Approximate Gross Internal Area 345 sq ft - 32 sq m



Ground Floor

For Identification only Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(49-68) E	(35-48) F	(2-47) G	
Net energy efficient - higher scoring coats		72	54
England & Wales		EU DIRECTIVE 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

01566 774999

launceston@stags.co.uk

stags.co.uk