

6 OCEAN VIEW

P O L R U A N



THE PROPERTY SHOP



Polruan
£415,000
GUIDE PRICE

6 Ocean view



Harbour Views



FOR SALE

PROPERTY TYPE

 Bungalow

BEDROOMS

 3

BATHROOMS

 1

LOCATION

 Polruan

EPC RATING

 E

- Three bedrooms
- Stunning Sea Views
- Well-Presented Kitchen/Dining Room
- Attractive views towards the harbour

- Private Parking for Multiple Vehicles
- Well Maintained Garden with elevated sea and river views.
- Garage
- Bright and airy throughout







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This beautifully presented bungalow boasts breathtaking sea views and overlooks the picturesque town. Featuring three generously sized bedrooms, spacious living areas, and a large garden, this property is a must-see. Upon entering, you're welcomed by a bright and inviting entrance hall. To the left, the well appointed kitchen and dining area offer the perfect space for family meals and entertaining. Straight ahead, the living room is filled with natural light from a large window that perfectly frames the stunning coastal scenery. Further along the hallway, you'll find three well proportioned bedrooms, each offering comfort and versatility. The smallest of the three is currently used as a home office. A separate WC and a traditional bathroom complete the layout. Outside, the front of the property benefits from a private driveway with ample parking for multiple vehicles, alongside a large garage. Several additional storage rooms are integrated into the main house yet are accessed from the outside. To the rear, a spacious garden provides an idyllic retreat to soak up the Cornish sunshine while enjoying elevated views of the River Fowey.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Schools: Polruan Primary School, Fowey Pimary School, Fowey Secondary School

Transport Links: Polruan is connected to Fowey by a regular passenger ferry. Fowey is only 3 miles from the main London- Penzance main railway line. Nearby links to the motorway system via the A38/A30. Flights to London and other destinations from Newquay

Viewing: Strictly by appointment.

Directions: Sat Nav PL23 1QJ

What3Words:///natural.camps.reactions

Local authority: Cornwall Council

Council Band: E

Tenure: Freehold

Services:

Heating – Oil

Electric - Mains

Water – Solar

Sewerage – Mains



VIEW PROPERTY ONLINE



TO FIND OUT MORE

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5 Trafalgar Square, Fowey,
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