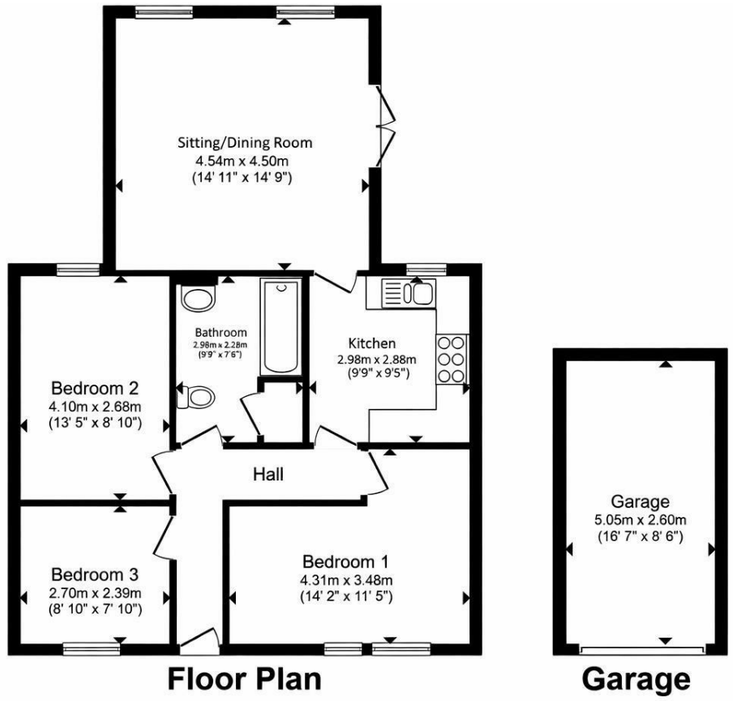
POLGLASE WALK, ST. ERME



Floor Plan

Garage

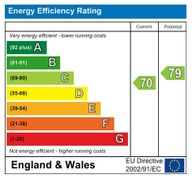
Total floor area 164.2 sq.m. (1,768 sq.ft.) approx

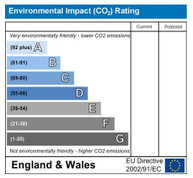
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Key Features

- DETACHED BUNGALOW
- THREE BEDROOMS
- LARGE SITTING/DINING ROOM
- BATHROOM
- KITCHEN
- GARAGE & PARKING
- FRONT & REAR GARDENS
- VILLAGE LOCATION
- CLOSE TO TRURO & A30
- NO CHAIN

Energy performance rating





16 POLGLASE WALK, ST. ERME, TRURO, TR4 9BP

EXTENDED THREE BEDROOM DETACHED BUNGALOW SOLD WITH NO CHAIN

This three bedroom bungalow is situated in a popular village, within a short walk of the amenities on offer and providing fantastic access for Truro and to the A30. The accommodation comprises; sitting/dining room, kitchen, three bedrooms and a bathroom. There are gardens to both the front and rear, mainly laid to lawn and enjoying the sunny aspect, a single garage and off road parking. The property also benefits from double glazing throughout. An energy efficient home with EPC rating C.
Sold with no onward chain, viewing is highly recommended.
EPC - C. Freehold. Council Tax - B.

Guide Price £244,950

Contact us

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The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

16 Polglase Walk is a three bedroom extended bungalow situated in the convenient village of St Erme, only four miles from the city of Truro. Internally the property presents good sized accommodation throughout whilst externally the gardens are completely enclosed and laid to lawn and chippings therefore perfect for children and pets. The accommodation comprises; entrance hallway, sitting/dining room, kitchen, bathroom and three bedrooms. The property also benefits from a single garage and allocated parking space. Sold with no chain, viewing is recommended.

ST ERME

The village of St. Erme lies approximately four miles north of Truro city and together with the neighbouring village of Trispen offers village facilities such as church, public house, post office and primary school with regular buses into the nearby Truro, which offers a much wider range of facilities including banks, building societies, shops, schools, public houses, numerous restaurants and main line railway station to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral. The A30 is close by for quick commuting through and out of the county.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALLWAY

BEDROOM

8'10" x 7'10" (2.70m x 2.39m)
Window to front. Radiator. Loft access.

BEDROOM

13'5" x 8'9" (4.10m x 2.68m)
Window to rear. Radiator.

BEDROOM

14'1" x 11'5" (4.31m x 3.48m)
Two windows to front. Radiator.

BATHROOM

9'9" x 7'5" (2.98m x 2.28m)
Comprising bath with shower over, pedestal wash hand basin and low level W.C. Tiled walls, tiled floor and extractor fan. Airing cupboard housing hot water cylinder.

KITCHEN

9'9" x 9'5" (2.98m x 2.88m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with window to rear, space for washing machine, cooker with extractor over and fridge/freezer.

SITTING/DINING ROOM

14'10" x 14'9" (4.54m x 4.50m)
An extended sitting/dining room with windows to rear and double doors opening out to the side. Radiator.

OUTSIDE

To the front of the property an enclosed garden laid to lawn with mature shrubs and a pathway leads to the front door. There is side access leading to the rear garden laid to chippings and steps up to another lawn area with a rear pedestrian gate leading to the off road parking and garage situated in a block.

GARAGE

Metal up and over door.

SERVICES

Mains water, electric and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

Proceed out of Truro in a northerly direction on the A39 and take the right hand turning clearly signposted St. Erme. Follow the road around to the left and take the next right hand junction onto Eglos Road. After a short distance turn right into Polglase Walk and then take the second right again where No. 16's garage and parking space can be found. The property is just a short distance where a Philip Martin for sale board has been erected.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

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