MAY WHETTER & GROSE

HIGHLANDS RICKETTS LANE, POLGOOTH, PL26 7DA
OFFERS IN EXCESS OF £175,000

** CASH BUYERS ONLY DUE TO MINING SEARCH PLEASE SEE AGENTS NOTE **
NO ONWARD CHAIN
LOCATED A SHORT DISTANCE FROM THE HEART OF THE SOUGHT AFTER VILLAGE OF POLGOOTH. BENEFITING FROM SOME LOVELY VIEWS ACROSS THE VALLEY TO WOODED COUNTRYSIDE BEYOND FROM ITS ELEVATED POSITION. THE PROPERTY HAS A DOUBLE GARAGE WITH ADDITIONAL PARKING IN FRONT, LARGE REAR GARDEN AND OIL FIRED CENTRAL HEATING. REQUIRING A COMPLETE MODERNISATION THROUGHOUT.

** EPC - E **

Directions:
Proceed to the village of Polgooth.
When entering from the top of the village, via Trelowth, proceed down the main hill and close to the bottom turn right just before the Polgooth Inn. Continue along Ricketts Road for about 300 yards where Highlands will be found on the right.

Location:
The village of Polgooth lies approximately 2 miles West of St Austell and only 12 miles from the Cathedral city of Truro. There is a local village shop/ Post Office, hairdressers and a public house all within a few minutes walk. St Austell town centre offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 10 miles away and is well known for its restaurants and coastal walks.

Accommodation:
The accommodation with approximate sizes is as follows

Entrance Hall:

Central heating radiator. Access to roof void with pull down ladder. Built-in cupboard. Built-in airing cupboard with hot water cylinder. Doors to

Lounge:
17'8" x 11'9" (5.4 x 3.6)

A dual aspect room with some lovely views across the valley to wooded countryside. Central heating radiator.

Kitchen:
12'9" x 12'5" (3.9 x 3.8)

A range of fitted floor and wall units with drawers and work surfaces over. Built-in hot point oven, with Creda electric hob. Stainless steel sink unit with mixer tap. Central heating radiator. Worcester oil fired central heating boiler. Door to outside. Lovely views across the valley to wooded countryside.

Bedroom:
10'9" x 12'1" (3.3 x 3.7)

Window to rear. Central heating radiator

Shower Room WC:
6'2" x 7'6" (1.9 x 2.3)

Central heating radiator. Low-level WC, wash basin and shower cubicle with electric shower unit

Bedroom:
9'6" x 7'6" (2.9 x 2.3)

Window to rear. Central heating radiator

Bedroom:
10'9" x 8'10" (3.3 x 2.7)

Window to rear. Central heating radiator.

Outside:

From Ricketts Road, there is a parking space for one vehicle beyond a double garage. From the parking space, a flight of steps leads up to a paved pathway and further steps up to the front entrance pathway leading to the front door. The front garden comprises an area of lawn and patio area above the Double garage together with a variety of mature shrubs. There are some lovely views across the valley to wooded countryside from the front garden. Pathways lead down either side of the property to the rear.

A paved pathway leads across the back of the bungalow and a flight of steps on either side leads up through a mature shrub bank to the rear garden.
To the rear is a very mature terraced garden with an abundance of established trees and shrubs.

Double Garage:
16'4"'13'1"" x 13'1"'29'6"" (5'4" x 4'9")

(Measuring approximately) with pit, power, light and electric roller door.

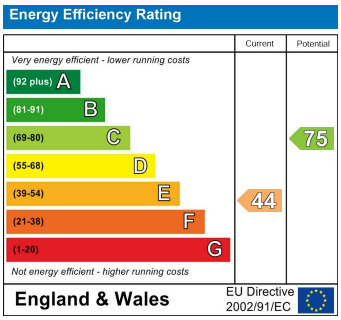
Council Tax Band - D

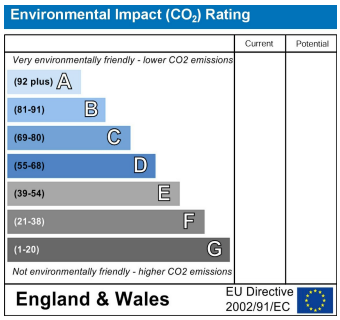
Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

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

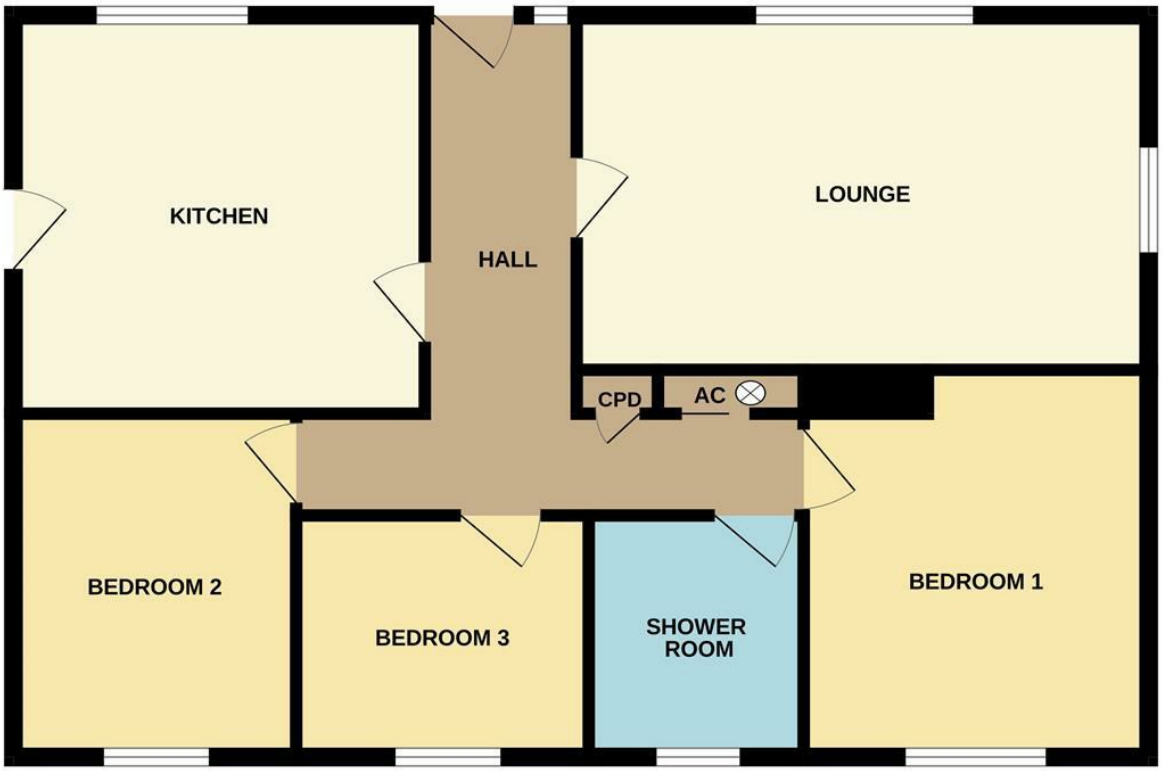
Viewings:
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes:
Please contact agent for further details and copy of mining search.





GROUND FLOOR



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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