MAY WHETTER & GROSE

5 LOWER TREGONGEEVES, ST. AUSTELL, PL26 7AY
OFFERS IN EXCESS OF £350,000

LOCATED A SHORT DISTANCE FROM THE HEART OF THE SOUGHT AFTER VILLAGE OF POLGOOTH AND SITUATED WITHIN A SMALL SELECT CUL-DE-SAC OF FOUR PROPERTIES IN A PEACEFUL AND PRIVATE SETTING WITH THE BACK DROP OF WOODLANDS AND SET WITHIN STUNNING LANDSCAPED GARDEN SURROUNDINGS IS THIS BEAUTIFULLY PRESENTED TWO/THREE BEDROOM FAMILY RESIDENCE . A VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FABULOUS POSITION AND STANDARD OF FINISH THROUGHOUT. PLEASE NOTE THE PROPERTY IS HELD ON A 1000 YEAR LEASE - SEE AGENTS NOTE.
*** EPC - D ***

Location:
The Village of Polgooth offers a village shop with post office along with a hairdresser and a well renowned public house

Directions:

There are numerous ways to get to the property but from the A390 heading towards Truro take the slip road sign posted Polgooth/Sticker/Trelowth. Come through the hamlet of Trelowth taking the next left hand turn to Polgooth. Head down to the bottom of the hill as the road bears round to the right, turn left follow the road along for approximately 250 yards and the cul-de-sac will be on the right hand side. As you turn into the cul-de-sac follow it around and the property is nestled within the corner.

Accommodation:

To the front is a limestone paved driveway and welcoming path bordered by wonderful planting leading to a part obscure double glazed door into entrance porch, finished with terracotta coloured tiled flooring.
Internal part wood glazed door and side panel opening through into hallway.

Hallway:
Door leads to all accommodation. Door into good sized cloak cupboard storage with hanging rail and shelving. Wall mounted radiator. Loft access. Recessed spotlighting. Wood glazed panel door into:

Lounge:
15'9" x 13'8" (max) (4.81m x 4.18m (max))

Large double glazed window with battery operated roller blind to the front enjoying an outlook over the cul-de-sac and landscaped garden. A focal point of a Multi-fuel burner set onto a slate stone hearth within the chimney recess. Further warmth provided by wall mounted radiator. Recess spotlights.

Dining room/Bedroom:
13'9" x 7'11" plus recess (4.20m x 2.42m plus recess)

Formerly the third bedroom currently offering a wonderful intimate dining area. A window to the side has an outlook over the garden. The former built in wardrobes are now deep display shelve. Recess spotlight. Radiator. Door through into Bedroom two.

Bedroom One:
10'11" x 11'10" (max) (3.35m x 3.62m (max))

Enjoying an outlook over the front side garden area from a large double glazed window. Double wood louvre doors into recess wardrobe storage. Radiator. Wood glazed panel door into dining room/Bedroom.

Bedroom two:
8'11" x 10'10" (max) (2.72m x 3.32m (max))

Wall mounted radiator. Double glazed window to the rear enjoying an outlook over the garden and woodland behind.

Shower Room:
8'4" x 5'5" (max) (2.56m x 1.66m (max))

Beautifully finished with tile effect patterned floor covering and comprises of low level WC and hand basin set into white gloss vanity storage unit. Step up and walk in shower with large glazed shower screen with attractive bath sheet panels surround. All finished with a Chrome heated towel rail, two obscure double glazed windows, a ceiling mounted extractor, and recess lighting. Glazed door through into kitchen.

Kitchen:
11'1" x 8'7" (max over work surface) (3.40m x 2.62m (max over work surface))

Thoughtfully designed and laid out. Offering a good range of oak fronted wall and base units complimented with speckled square edge laminated work surfaces with tiled splash back and incorporating a one and half bowl ceramic sink and mixer tap. Four ring induction hob with extractor over. Bosch double electric oven. High level Lamorna microwave. Under unit plumbing space for dishwasher and fridge. Internal wood door opens into useful storage cupboard with shelving. Double glazed window with roller blind enjoys an outlook over the woodlands behind and also finished with chrome heated towel rail. Recessed lighting. Door leads through into conservatory.

Conservatory:
7'5" x 8'10" (2.28m x 2.71m)

A lovely addition where you can sit, relax and enjoy the garden outlook. It could even become a dining area if three bedrooms were needed. Finished with similar matching tiled pattern flooring. Double glazed sliding doors open out onto the patio. Door through into utility/work shop/garden storage.

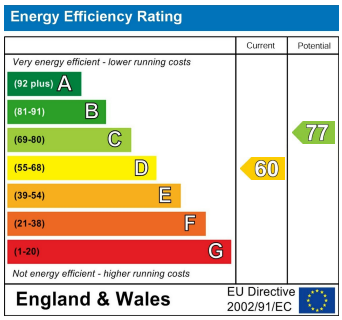
Utility/Work Shop/Garden Storage:
17'2" x 7'5" (5.25m x 2.28m)
A useful workshop room or for storage has plumbing and power sockets for white good appliances, and power and light. Double glazed doors opening to the front.

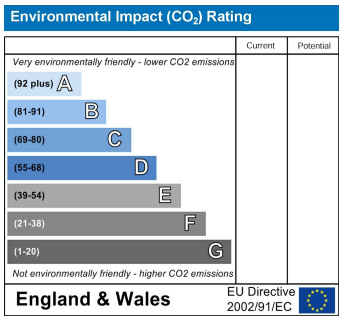
Outside:

Set in a corner plot of this small select cul-de-sac is a gardeners real retreat haven and would suit a keen horticulturist with an abundance of thoughtful planting. A low latch gate allows access to the side where there is an expanse of lawn with deep planted borders sweeping around to the side and rear. Further paved patio and raised deck seating areas along with a nature pond. The garden continues around and where a pathway leads to further seating with beautiful deep planted borders. The garden can also be accessed from the conservatory.

Viewing:
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

Council Tax Band - D





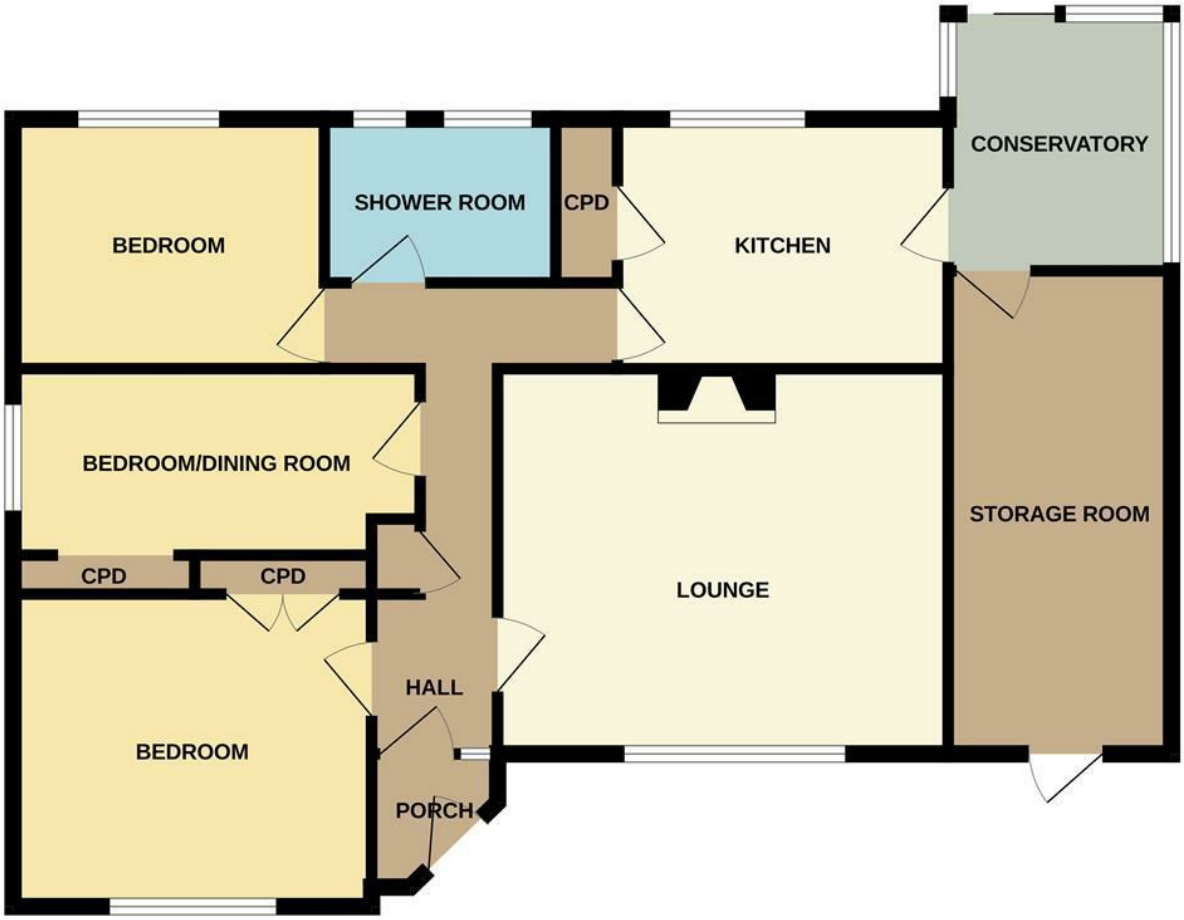
Agents Notes:
The property is leasehold. Under a 1000 year lease which started on the 26.02.1828.
We understand there is an absent landlord and there are no ground rents or associated costs to pay.
The current vendor will supply an indemnity policy which will stay with the property.
The access road is owned by an adjoining property with right off access to all properties in the cul-de-sac.

Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

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

Floor Area:
The floor area measurement is taken from the EPC.

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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