



26 Polglase Walk, St Erme, TR4 9BP  
£199,950



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

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- Semi-detached house
- Quiet traffic free village location
- 2 bedrooms, bathroom
- Living room, kitchen/diner, porch
- Good sized South/West facing garden
- Garage-en-bloc & parking space
- No onward chain
- Video tour available





# The Property

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A semi-detached 1970's built house in a quiet village location on the outskirts of Truro. Complete with a South/West facing rear garden, garage & parking space.

The accommodation comprises a useful entrance porch providing coat and shoe storage with a further door opening to the sitting room. This is a lovely space with two windows to front aspect and plenty of space for a good sized sofa suite with a recess under the stairs as well. A further door opens to the fully fitted kitchen and dining room with integrated / space for appliances as well as window and door to rear.

On the first floor a landing provides access to a storage cupboard as well as the two bedrooms. The main bedroom is a good double with integrated storage above the stairs and windows to front aspect. The second bedroom is a small double or large single again with integrated storage and window to rear. The family bathroom is a fully fitted white suite with shower over bath.

Outside there is a surprisingly large garden with a sunny South/West orientation enclosed by fencing with useful side gate access. There is an area of lawn, planted beds and a patio seating area which enjoys the sunshine all afternoon and into the evening.

Separate from the property but close-by there is a single garage in a block with an up and over door as well as an allocated parking space for the property.

This is a well priced opportunity for a quick sale and is available with no onward chain.



# The Location

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St Erme is a village connected to Trispen, located 3 miles North of Truro. The village has a great community spirit and offers amenities including a village store, community centre, village hall, two churches and medical centre. There is a primary school in the village and Penair Secondary School is around 5 miles away. You have great convenience for Truro being less than a 10 minute drive from the city centre with buses heading to and from on a regular basis. The A30 is very easily accessible within 5 minutes meaning the wider county of Cornwall is easy to reach in both directions. The village is surrounded by truly wonderful countryside in all directions with so many scenic walks on your doorstep. You are equidistant between the North and South coasts here with Perranporth beach only being a 15 minute drive away and offering three miles of soft golden sand.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



# Property Information

Tenure: Freehold

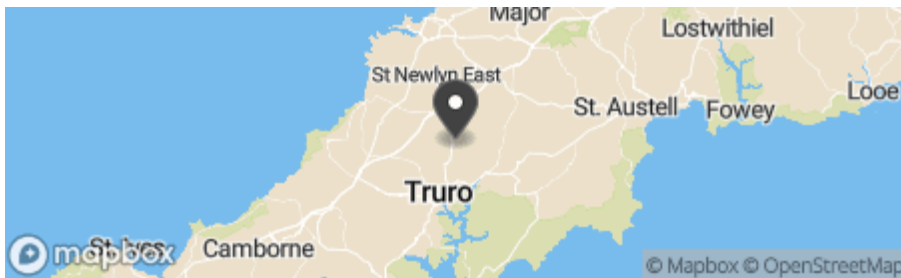
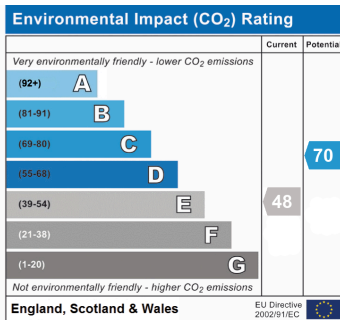
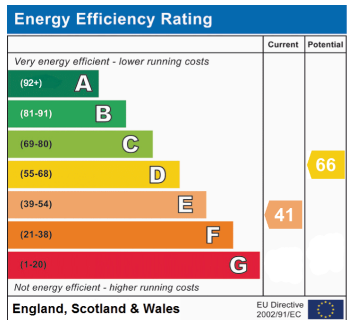
Council Authority: Cornwall

Council Tax Band: B

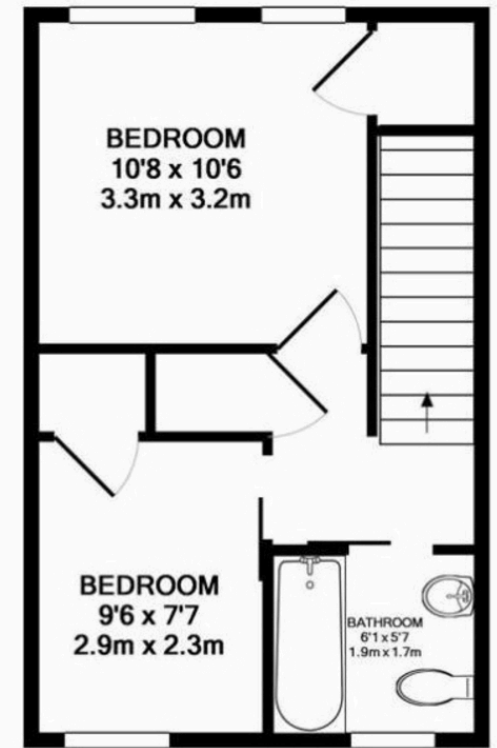
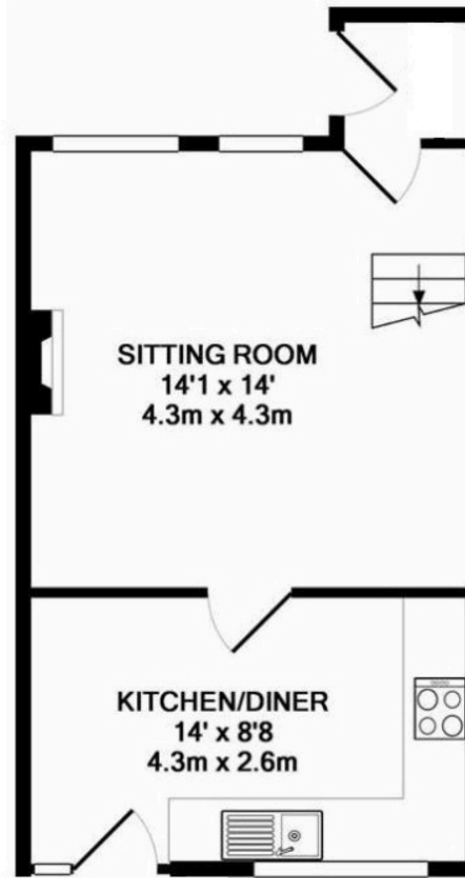
Services: Mains water, drainage and electric are all connected. The property has 'wet electric' central heating.

Mobile Signal: Best networks EE & O2 – (good outdoor)

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.



1ST FLOOR  
APPROX. FLOOR  
AREA 322 SQ.FT.  
(29.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 355 SQ.FT.  
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)

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