



12 Coolbeg Close



Polperro Harbour 1.4 miles - Looe 3.6 miles
- Plymouth 25.2 miles

A superbly presented 3 bedroom house with a low maintenance garden, garage and parking less than 1 mile walk from Polperro Harbour.

- Immaculately Presented
- 3 Bedrooms
- Garage
- Within Coastal Walk of Harbour
- Allocated Parking Space
- Privately Owned Solar Panels
- En-Suite Principal Bedroom
- EPC Band: B
- Tenure: Freehold
- Council Tax Band: C

Guide Price £339,950

SITUATION

The property is located within the parish of Polperro, in a small cul-de-sac of houses within Killigarth. The picturesque fishing village of Polperro, comprising ancient Fisherman's cottages and quaint village pubs, sits along the rugged and rustic Cornish Coastline, and is approximately 1.5 miles away by car, or just under 1 mile via the coastal path. The picturesque beach of Talland Bay is also within 1 mile walking distance of the property. The larger coastal town of Looe is just over 3.5 miles away, with a wider range of everyday amenities including schools, many small shops, restaurants, galleries and pubs together with a bustling working fishing harbour. More comprehensive needs are met by the local market town of Liskeard 12 miles away, which has all the amenities expected from a thriving busy market town, and the waterside city centre of Plymouth is 24.4 miles away. The branch railway station of Sandplace is roughly 6 miles away, which links Liskeard, Plymouth and London Paddington.

DESCRIPTION

An immaculately presented 3 bedroom home in a popular location only 1.4 miles from the South Cornish Coast. The property offers comfortable living accommodation, a low maintenance garden and off road parking.

ACCOMMODATION

The ground floor accommodation has an entrance hallway, a useful cloakroom with WC and small understairs storage cupboard. The kitchen has a range of fitted appliances including a dishwasher, washing machine, fridge/freezer and double electric oven with an electric hob. There are a number of base and wall mounted units, with a fitted breakfast bar in situ. The sitting room has a contemporary style wood burner, space for a table and chairs to one

end, and French doors to the rear garden.

The first floor offers 3 bedrooms with the principal room having an en-suite shower room, and the family bathroom comprising a bath with shower over, WC and wash hand basin.

OUTSIDE

The low maintenance rear garden has been designed to make the most of the seating areas in the sun, with areas of paved patio, decking and slate gravelled chippings. The garage can be accessed from the front or back, has an up and over door with power and light connected. There is a driveway in front with an allocated parking space for 1 vehicle.

SERVICES

Mains water, electricity and drainage. Oil fired central heating and double glazed throughout. Solar panels (owned). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Looe, head west towards Polperro along the A387. Turn left signed Killargarth, head into the village and in approximately 0.2 miles turn left into Coolbeg Close, where the property is located on your right identified by a Stags For Sale board.

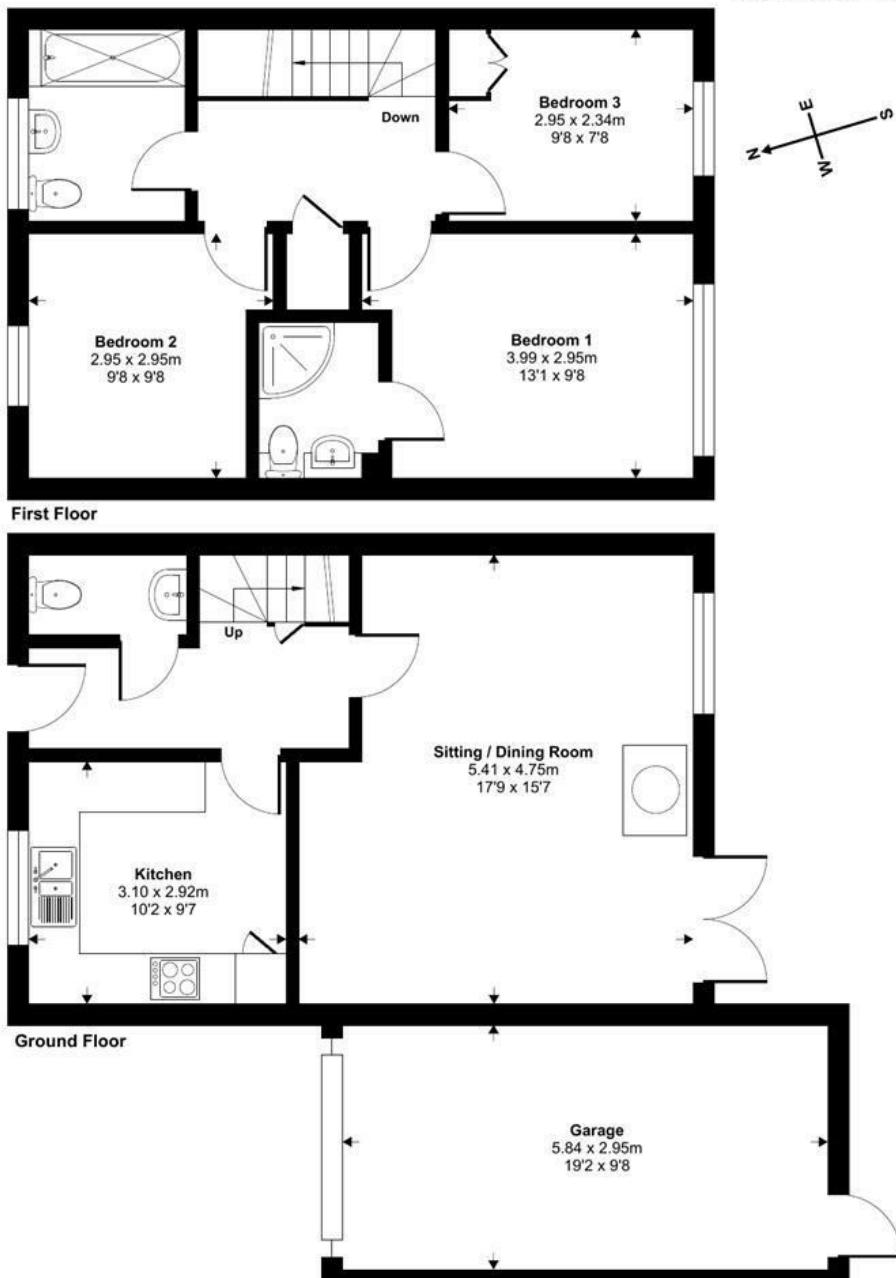
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Approximate Area = 1117 sq ft / 103.7 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2023.
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