



Coombe Cottage



SITUATION

Coombe Cottage is nestled in the heart of the picturesque village of Polperro. The village offers a variety of shops, restaurants, galleries and day-to-day amenities. Polperro is a popular tourist destination with the South West Coastal Path running through the harbour. The town of Looe is only 2 miles away and offers more comprehensive amenities. Mainline railway stations can be found at Liskeard and Bodmin Parkway (13 miles). The Ocean City of Plymouth can be accessed via the A38 and offers an extensive range of shopping, commuting, commercial and leisure amenities, including a ferry port serving Northern France and Spain and the mainline service to London Paddington.

DESCRIPTION

This charming cottage is available to Cash buyers only. The property has been well maintained by the current vendors and has been refurbished over the years to create a comfortable, well presented home with the benefits of private parking and outdoor spaces, in an idyllic setting.

ACCOMMODATION

This delightful terraced Cottage offers well presented accommodation throughout, comprising a good size sitting room with feature fire place with electric fire, a door leads through to an attractive recently fitted kitchen/breakfast room with a range of matching cupboards and units with co-ordinating worktops and integral appliances, the kitchen also has a door to the rear of the property giving access to the sun terraces and garden room/studio. Back in the sitting room,

stairs lead to the first floor landing , giving access to a shower room with a WC along with an additional separate W.C. There are two double bedrooms – Bedroom One is of generous proportions and has fitted wardrobes.

OUTSIDE

External benefits include a wonderful garden room with wood burning stove – a versatile space ideal as a home office, work shop or additional space to relax. There are two terrace areas to enjoy - a great spot for morning coffee and alfresco dining. One of the seating areas is accessed via a spiral staircase off of the garden room. A private car parking space is situated within close proximity to the property. To the side of the property is convenient gated access allowing you to reach the rear of the property, without going through the property.

SERVICES

Mains Electric, Mains Water/Drainage. Mobile coverage with O2 is available at the property based on the latest data available to Ofcom.

AGENTS NOTE

Please be advised that this Property has Mundic Block and is available to CASH BUYERS ONLY.

Newquay 36.1 Miles Plymouth City 26.8 Miles Exeter Airport 71.2 Miles

A two double bedroom Cottage situated within the heart of one of Cornwall's most pretty harbourside villages. This delightful home offers both private parking within close proximity to the property as well as outdoor spaces to relax.

- *CASH BUYERS ONLY*
- Two Bedroom Terraced Cottage
- Recently Refurbished Kitchen
- Sitting Room
- Two Double Bedrooms
- Garden Room with Wood Burning Stove
- Sun Terraces to the Rear of The Property
- Private Parking Space
- Freehold
- Council Tax Band B

Guide Price £285,000



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(32-35) A</p> <p>(31-33) B</p> <p>(29-30) C</p> <p>(25-28) D</p> <p>(23-24) E</p> <p>(21-22) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>60</p>	<p>85</p>
England & Wales		EU Directive	

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