



11 Brent Wartha

11, Brent Wartha, Polperro, Looe, PL13 2RL



Mileage Newquay approx. 32 miles.
Plymouth City Centre approx. 24 miles.
Exeter City Centre approx. 66 miles.

An attractive, well maintained semi detached house situated in a quiet cul-de-sac within walking distance of the favoured historic Cornish fishing village of Polperro.

- Chain Free
- Three Bedrooms
- Recently Fitted Modern Kitchen
- Conservatory
- Garden & Summer House
- Sea Glimpses from Bedroom
- Downstairs Cloakroom
- Garage & Driveway Parking
- Freehold
- Council Tax Band B

Guide Price £325,000

SITUATION

The property is located in a quiet cul-de-sac, within easy walking distance of the Primary School and the charming seaside 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 2 miles away with more comprehensive amenities. Mainline railway stations can be found at Liskeard and Bodmin Parkway (13 miles). The city port 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

DESCRIPTION

This beautifully maintained, south facing property comes to the market chain free and offers light and spacious accommodation set traditionally over two floors with external benefits including garage, parking and a private garden, all within easy walking distance of a well regarded primary school, coastal path walks and the seaside village of Polperro.

ACCOMMODATION

This great property is accessed via a convenient porch which leads through to the sitting room with wood burning stove and door through to a spacious kitchen/diner with a recently refurbished modern fitted kitchen with integral appliances – doors lead to both the garden and conservatory. The first floor landing gives access to a family bathroom and three bedrooms.

OUTSIDE

External benefits include a private enclosed rear garden with summerhouse and workshop. There is driveway parking with adjacent garage to the front aspect of the property.

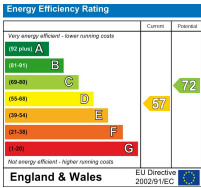
SERVICES

Mains Electric, Water & Drainage. Based on the latest data available to Ofcom Superfast broadband and mobile coverage from EE, O2 & Vodafone are available at the property.





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.



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