



Newhaven





# Newhaven The Coombes

Polperro, Looe, PL13 2RH

Newquay 36.1 Miles Plymouth City 26.8 Miles Exeter Airport 71.2 Miles

A chain free, two bedroom, detached cottage situated in an elevated position within the heart of one of Cornwall's most pretty harbourside villages.

- Chain Free
- Kitchen/Dining Room
- Two Double Bedrooms
- Walking distance of Local Amenities & Harbour
- Freehold
- Detached Two Bedroom Cottage
- Sitting Room
- Generous Elevated Plot
- Council Tax Band D

## Offers In Excess Of £299,000

This charming property is nestled within an elevated position 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 and leisure facilities.

Newhaven is reached via two flights of steps up to the property, the accommodation comprises kitchen/diner to the ground floor and two double bedrooms and a refurbished bathroom to the first floor. Externally, the property sits on a generous and elevated plot with pleasant views over the village and woodland.

Mains Water/Mains Drainage/Mains Electricity.

Based on the latest data available at Ofcom Superfast broadband and mobile coverage from EE & O2 are likely to be available at the property.

Agents Note\* THERE IS NO PARKING AT THIS PROPERTY









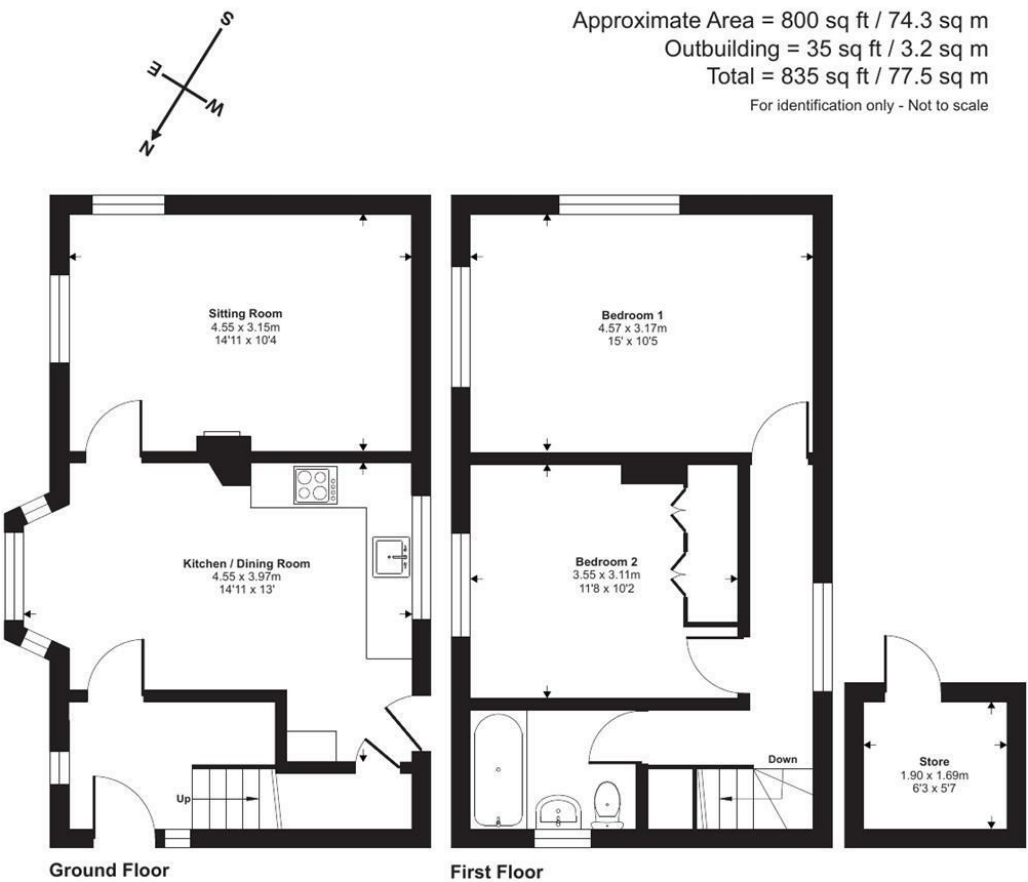
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		39
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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