



MAY WHETTER & GROSE

JUBILEE COTTAGE , POLGOOTH, PL26 7BP
GUIDE PRICE £150,000



CHAIN FREE SEMI DETACHED COTTAGE WITH TWO BEDROOMS AND NUMEROUS SHEDS. THE PROPERTY REQUIRES COMPLETE RENOVATION THROUGHOUT WITH FURTHER BENEFITS INCLUDING MAINS GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. THE PROPERTY OCCUPIES A CONVENIENT SETTING WITHIN CLOSE REACH OF LOCAL AMENITIES. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE SCOPE AND POTENTIAL. EPC - E

SEE AGENTS NOTES



Location

The village of Polgooth lies approximately 2 miles West of St Austell and only 12 miles from the Cathedral city of Truro. There is a local village shop/ Post Office, hairdressers and a public house all within a few minutes walk. St Austell town centre offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 10 miles away and is well known for its restaurants and coastal walks.

Directions

From St Austell take the A390 towards Truro. After the St Mewan dip, proceed towards Truro and take the turn left heading towards Sticker. Proceed up the hill and turn left where signposted towards Polgooth. Proceed down Trelowth Road and turn right at the bottom of the hill next to Hawkes Butchers. Follow this road down into the village centre. The property is located on the right hand side of the road just before the village shop on the opposite side of the road.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed door with upper obscure detailing allows external access into entrance hall.

Entrance Hall

15'7" x 4'3" (4.76 x 1.30)



Doors through to lounge and kitchen. Carpeted flooring. Carpeted stairs to first floor. Door provides access to under stairs storage cupboard. Wood effect clad walls. Textured ceiling. Radiator. BT Telephone Point.

Lounge

13'10" x 9'6" (4.23 x 2.90)



Upvc double glazed window overlooking the front garden. Open fireplace with tiled surround, backing and wood mantle. Carpeted flooring. Original twin double doors to the right hand side of the chimney breast open to provide access to cupboard. Television aerial point. Textured ceiling. Radiator.

Kitchen

11'3" x 6'11" (3.44 x 2.13)



Upvc double glazed window to rear elevation overlooking the rear space. Upvc double glazed door with upper obscure glazing allows access to rear garden and sheds. Matching kitchen base units, roll top work surfaces, stainless steel sink with matching draining board. Wall mounted electric water heater. Space for additional kitchen appliances. Tiled flooring. Wood effect clad walls. Part tiled walls. Twin doors open to provide access to a useful cupboard.

Landing

9'0" x 5'2" (2.75 x 1.58)



Doors off to bedrooms one, two and wet room. Upvc double glazed window to rear elevation. Carpeted flooring.

Bedroom One

9'0" x 6'11" (2.76 x 2.13)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Wall mounted main gas central heating boiler. Loft access hatch.

Bedroom Two

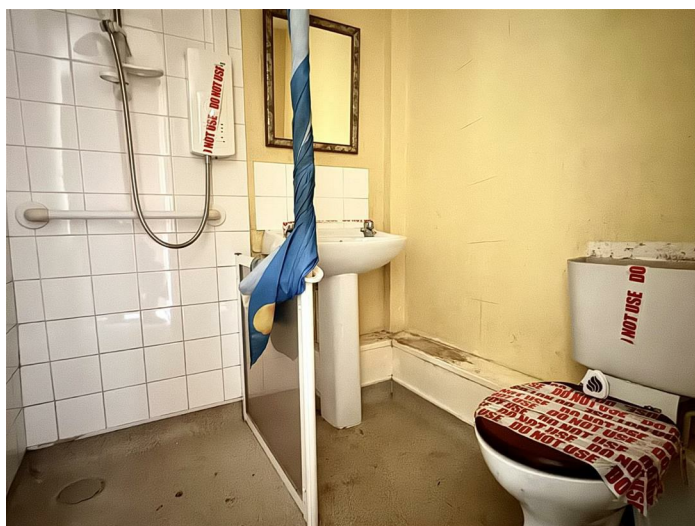
8'6" x 8'6" (2.61 x 2.60)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Bespoke shelving.

Wet Room

9'8" x 5'3" - max (2.97 x 1.62 - max)



Matching shower suite comprising low level flush WC, pedestal hand wash basin. Shower enclosure with wall mounted MIRA shower. Non slip flooring. Additional loft access hatch. Fitted extractor fan. Textured ceiling. Radiator. Part tiled walls.

Outside

To the front a wrought iron gate opens to provide access to the front door of the property. Hard standing area provides access to the front door with further elevated planting bed to the side. The mains gas meter is located to the left hand side of the front door.

From the kitchen door steps lead up to an elevated walk way, to the right hand side is a former external WC with the cistern still in situ. The hard standing walkway flows to the left which provides access to an enclosed hard standing area in front of the kitchen

window. To the rear of the plot steps lead up to the right hand side, to the left hand side steps lead down to provide shared external access back onto the road. To the right hand side steps provide access to a number of wooden sheds which were used for keeping birds. This area offers tremendous scope and is ripe for modernisation occupying a generous footprint.

Agents Notes

Freehold

Sold As Seen

Chain Free

Important Agents Note

The owners are currently arranging for a specialist inspection to ascertain the presence of Japanese Knotweed within the boundaries of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Council Tax Band - B

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

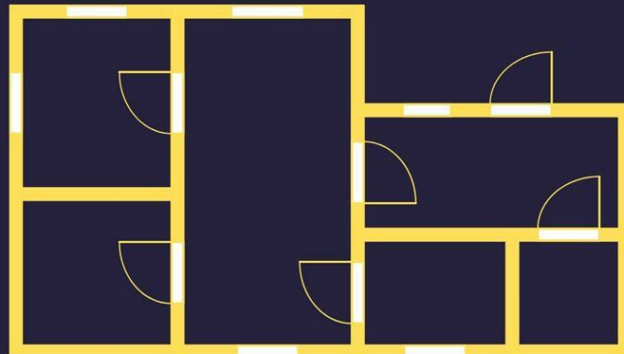
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MAY WHETTER
& GROSE

ESTABLISHED 1920

FLOORPLAN COMING SOON



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