



M A Y W H E T T E R & G R O S E

HONEYWELL SPRINGFIELD CLOSE, POLGOOTH, PL26 7BB

GUIDE PRICE £250,000



** SALE AGREED **

A REVERSED ACCOMMODATION HOME WITHIN THE RURAL VILLAGE OF POLGOOTH CLOSE TO LOCAL VILLAGE AMENITIES.

THE ACCOMMODATION IN BRIEF COMPRISSES HALLWAY, KITCHEN, LOUNGE WITH BALCONY ENJOYING DISTANT VILLAGE AND COUNTRYSIDE VIEWS AND BATHROOM. TO THE LOWER FLOOR THERE ARE THREE BEDROOMS WITH THE PRINCIPAL BEDROOM HAVING FRENCH DOORS OPENING TO A TIMBER DECKED AREA WHICH LEADS ONTO THE GARDEN.

OUTSIDE THE PROPERTY HAS PARKING, A LOW MAINTENANCE GRAVEL AND SHRUB GARDEN TO THE FRONT. STEPS WITH A TERRACED ROCKERY GARDEN LEAD AROUND TO THE REAR, WHERE THE GARDEN ENJOYS A SUNNY SOUTH EASTERLY ASPECT WITH AREAS OF LAWN AND SHRUBS. THERE IS ALSO A GOOD SIZE SINGLE GARAGE WITH A USEFUL STOREROOM BELOW THIS.



Location

The village of Polgoooth 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. Go past St Mewan Primary School, on the right, and proceed down to the dip of the hill. Just as the road starts to rise take the left hand fork passing Bosinver on the left. Continue up Coliza Hill. At the top of the hill take the left hand turn signposted Polgoooth. Continue down Trelewth Road and take the left hand turn into Springfield Close where Honeywell will be found a short way in on the right hand side, just before the left hand bend.

Accommodation

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

Front Entrance

Part-patterned glazed door to hallway.

Hallway

10'10" x 6'3" (3.31 x 1.92)

Good immediate reception area with door to cupboard over staircase, stairs leading to lower floor, door to bathroom, door to kitchen and door to lounge. Access hatch to roof space and radiator. Textured ceiling. Carpeted flooring.

Kitchen

10' 10" x 7' 8" (3.30m x 2.34m)



Upvc double glazed window. Fitted with a range of base and wall units providing cupboard and drawer storage. Roll top work surface over with inset stainless steel sink unit with matching draining board and central mixer tap. Part tiled walling. Space for cooker and fridge freezer, space and plumbing for washing machine. Tile effect vinyl flooring.

Lounge/Dining Room

20'0" x 10'2" - max (6.12 x 3.12 - max)



Upvc double glazed French doors provide access to paved balcony to the rear. Chimney breast which currently houses a wood burner that is not in working order, TV aerial point and telephone point, radiator. The balcony enjoys a great seating advantage point overlooking the garden and enjoying distant rural and village views.

Bathroom

13'10" x 5'3" (4.24 x 1.62)



Upvc double glazed window to front elevation with obscure glazing. Matching four piece bathroom suite comprising low level flush WC, panel enclosed bath, shower cubicle and hand wash basin. Tiled walls. Tile effect vinyl floor. Heated towel rail. Textured ceiling.

Landing

10'6" x 5'9" (3.22 x 1.77)

Doors off to all three bedrooms. Carpeted flooring. Textured ceiling.

Bedroom 1

20'6" x 8'3" - maximum (6.27 x 2.52 - maximum)



Upvc double glazed patio doors to rear elevation. Carpeted flooring. Open walk in wardrobe. Two radiators. Textured ceiling. Loft access hatch. Door into in-built storage.

Bedroom 2

11' 3" x 9' 10" (3.43m x 2.99m)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator. Television aerial point. Textured ceiling. Loft access hatch.

Bedroom 3

10' 5" x 8' 2" (3.17m x 2.49m)



Upvc double glazed window to side elevation. Door to recessed cupboard. Carpeted flooring. Radiator. Textured ceiling, Door into in-built storage.

Outside



To the front there is tarmac driveway/hardstanding parking with low maintenance gravelled and shrub garden with paved pathway leading to front entrance. Further area to side which has hedging and a feature oak tree (With Tree Preservation Order) with steps leading down to a raised rockery garden and gains access to the store room under the garage.

Store Room

10' 9" x 11' 1" (3.27m x 3.38m)

Light and power connected with pedestrian door. The main garden is to the rear where there is a raised timber decked area off the main bedroom with steps leading down to a rockery and shrub garden, an expanse of lawn and timber fencing to boundaries.

Garage

17' 10" x 11' 1" (5.43m x 3.38m)



Electric up and over door. Single glazed window to rear. Light and power connected along with air source heating pump and tank.

Council Tax Band - D

Agents Notes

We have been informed by the vendor that there is a

Tree Preservation Order on the tree to the left hand side of the extra parking area.

The vendor has had an Investigation undertaken and Report provided by Westcountry Mines. A copy of this clear report can be viewed by genuinely interested parties.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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	



BASEMENT

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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