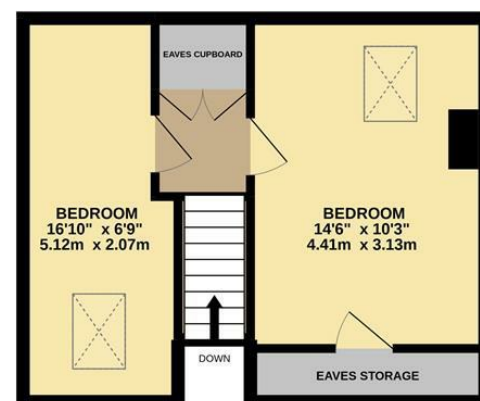
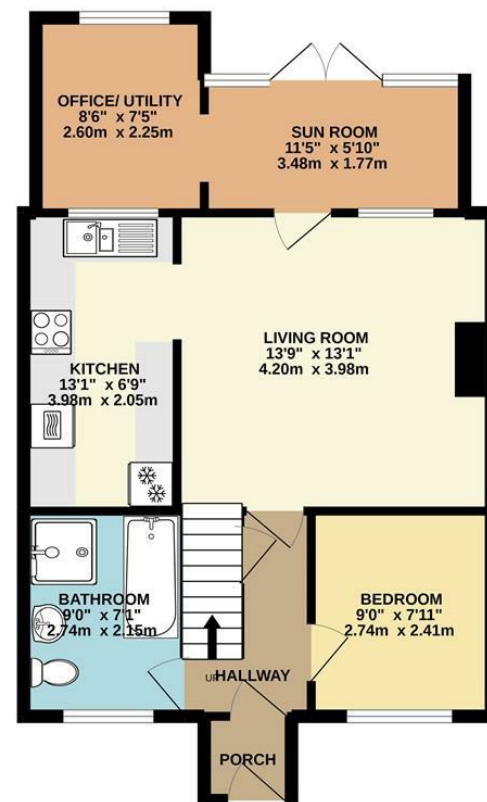


GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.4 sq.m.) approx.
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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OPPORTUNITY TO PURCHASE A THREE BEDROOM TERRACED HOUSE IN THIS SOUGHT AFTER WATERSIDE VILLAGE SITUATED IN AN ELEVATED POSITION WITH VIEWS ACROSS NEIGHBOURING ROOF TOPS, AND OUT TOWARDS THE SEA. ENJOYS AN ENCLOSED GARDEN TO THE REAR AND PARKING (UNALLOCATED).



12 Ferris Way, Polruan, Cornwall, PL23 1QL

The Location

Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has its own general stores, sub post office, tea rooms, two public houses and a long established boat building and repair yard. The village is connected to Fowey, which has a wider range of small shops and businesses catering for most day to day needs, by a regular passenger ferry. The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust.

Once away from the immediate local lanes, there are good road connections to the motorway system via the A38/A30. Railway connections (London Paddington) can be made at a number of local stations (Par, Liskeard & Lostwithiel).

The Property

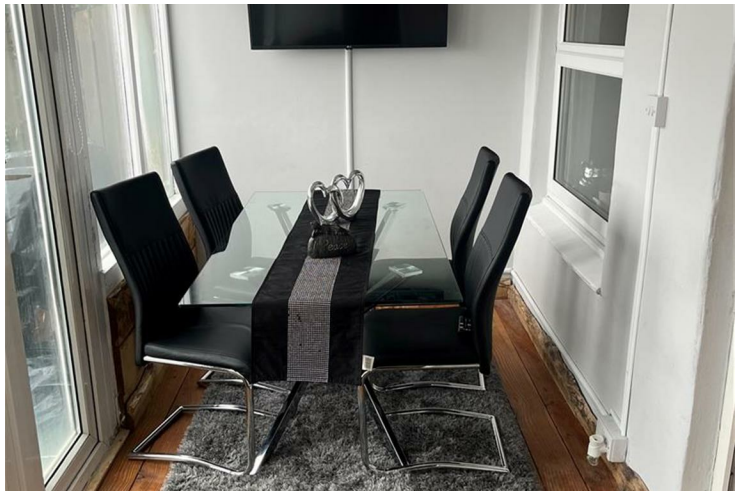
A fantastic opportunity to purchase a three bedroom terraced house in this sought after waterside village. Situated in an elevated position, the property enjoys views across neighbouring roof tops, and out towards the sea. The property enjoys an enclosed garden to the rear of the property and (unallocated) parking.

The porch opens into an entrance hall with a door opening to a family bathroom with separate shower cubicle, sink and WC. A further door opens to a ground floor single bedroom with front aspect and stairs rising to the first floor.

Towards the rear of the property is a generous open plan living room with feature wall and separate kitchen area comprising wall and base units, integrated fridge freezer, double oven and plenty of workspace. A door from the living room opens to a sunroom and useful office / utility room.

The stairs lead up to the first floor, which comprises two bedrooms both with velux windows and practical eaves storage. Please note that bedrooms on the first floor have restricted head height.

www.maywhetter.co.uk



The Outside

A decked patio area can be accessed from the sun room with steps leading down to a rear garden mainly laid to lawn and enclosed with fencing.

There is a lawned area to the front of the property with pathway leading to the property.

EPC Rating - D

FREEHOLD

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

Council Tax Band - B

Services

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

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
Tel: 01726 832299 Email: info@maywhetter.co.uk

AGENTS NOTES

This property is subject to a 157 restriction. It can only be used as a main residence and not as a second home or holiday let. The buyers must have lived or worked in Cornwall for a minimum of three years. Please see this Cornwall Council website for more information. <https://www.cornwall.gov.uk/housing/affordable-housing/buying-an-ex-council-right-to-buy-property>.

(01726) 832299