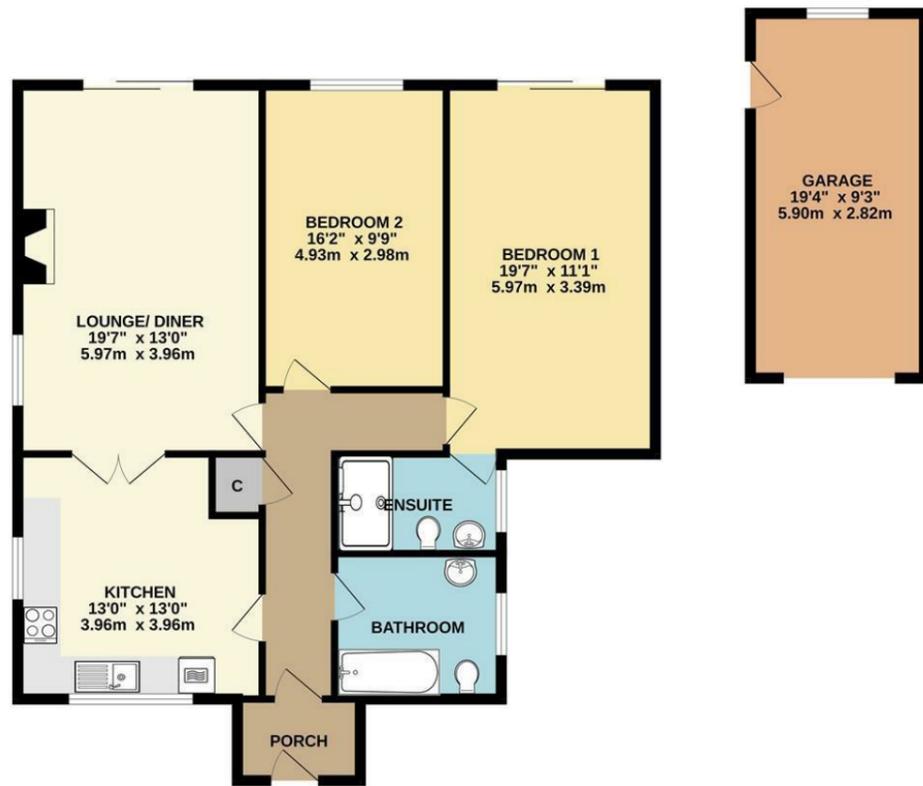




1199 sq.ft. (111.4 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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 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 is given to their operability or efficiency can be given.  
 Made with Metropix ©2023



**COPPER BEECH TOWNSEND,  
 POLRUAN, PL23 1QH  
 GUIDE PRICE £400,000**



**A FABULOUS BUNGALOW LOCATED IN THE WATERSIDE VILLAGE OF POLRUAN WITH SIZEABLE REAR GARDENS, PARKING AND SEPARATE GARAGE. LARGE KITCHEN AND LOUNGE DINER WITH TWO DOUBLE BEDROOMS. VIEWING IS RECOMMENDED TO APPRECIATE THIS LOVELY PROPERTY.**

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**  
 Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



**Copper Beech Townsend, Polruan, Cornwall, PL23 1QH**

**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**  
 Accessed from Townsend, the front of the property is approached from the generous parking area with steps up to the front door.

Built in 2008, this delightful property offers light and airy accommodation throughout.

There is a useful front porch with base cupboards and worktop space that leads into an entrance hallway with doors leading to all rooms, including a light and spacious kitchen with plenty of wall and base units, double oven, hob and stainless steel sink.

There are windows to the front and side elevation offering plenty of light and double doors open to a good sized lounge diner with log burner and patio doors lead out to the rear garden.



There is a principal bedroom with a large window to the rear elevation and generous sized ensuite with ceramic toilet, hand wash basin and shower. Patio doors also open out to the rear garden.

There is a further double bedroom with window to the rear elevation.

A sizeable bathroom located next to the ensuite has a ceramic toilet, hand wash basin and bath with overhead shower. A useful airing cupboard has slatted shelves and offers plenty of storage.

**Freehold**  
**Council Tax Band E**  
**EPC Rating C**

**The Outside**  
 The property is accessed directly from Townsend, where there is a parking area to the front of the property. A garage (5.90m x 2.82m) is located to one side and provides work surface, power and there is a further door situated at the rear.

A pathway leads around one side of the property where there is a vegetable garden with raised beds and greenhouse space. There is also an area of rear garden laid to lawn, this can also be accessed via the lounge diner and principal bedroom.

**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

**Local Authority**  
 Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR