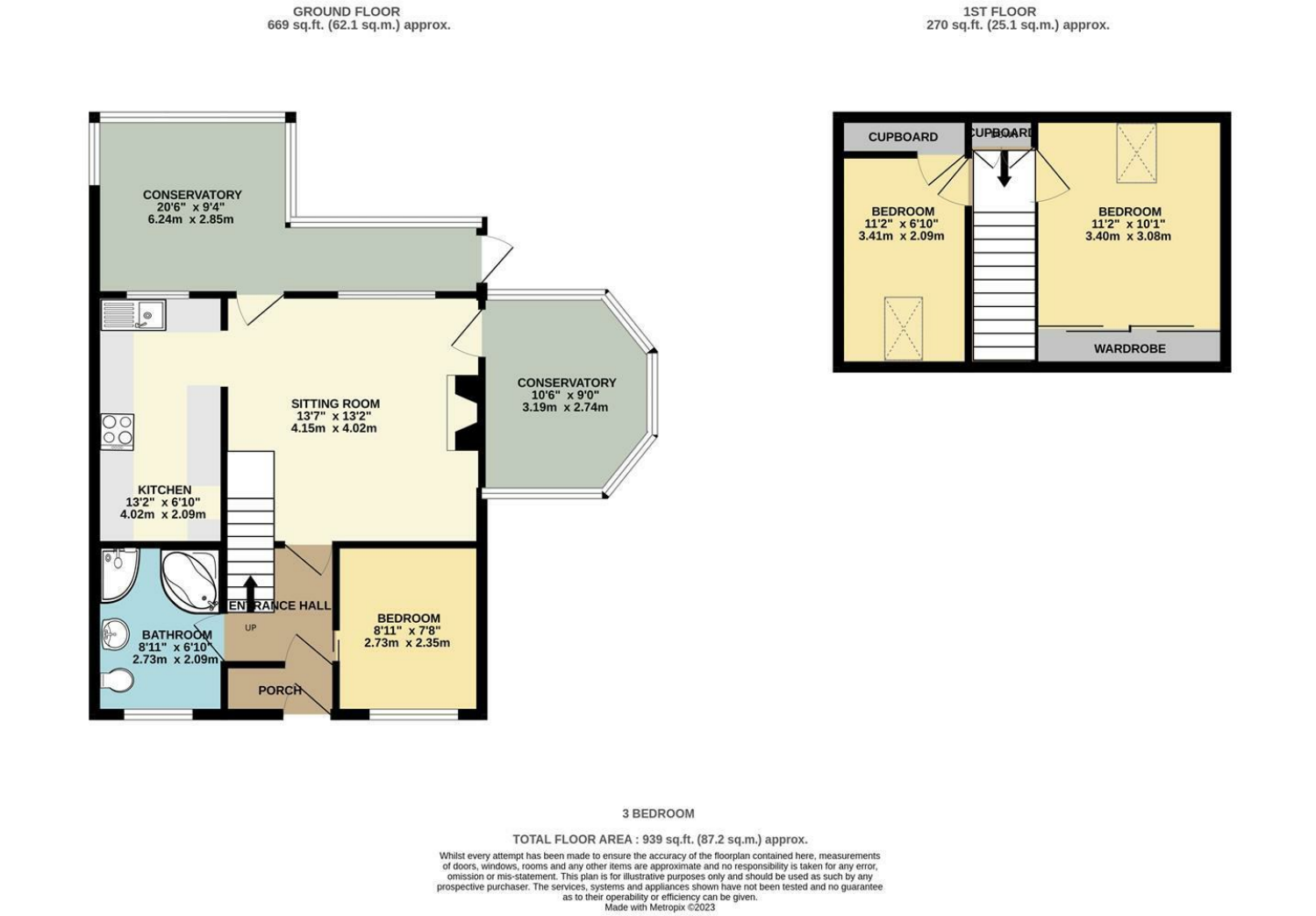


MAY WHETTER & GROSE

8 FERRIS WAY,
POLRUAN, PL23 1QL
GUIDE PRICE £245,000



A THREE BEDROOM, END OF TERRACE PROPERTY BOASTING FANTASTIC, ELEVATED VIEWS OVER NEIGHBOURING ROOF TOPS, AND OUT TO SEA. THE PROPERTY HAS TWO CONSERVATORIES PROVIDING EXTRA ACCOMMODATION AND AN ENCLOSED GARDEN. PARKING IS UNALLOCATED IN A SHARED CAR PARK.

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.



8 Ferris Way, Polruan, Cornwall, PL23 1QL

Polruan

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).

Ferris Way is situated near the entrance to the village of Polruan. A peaceful estate which enjoys elevated views towards the sea.

THE PROPERTY

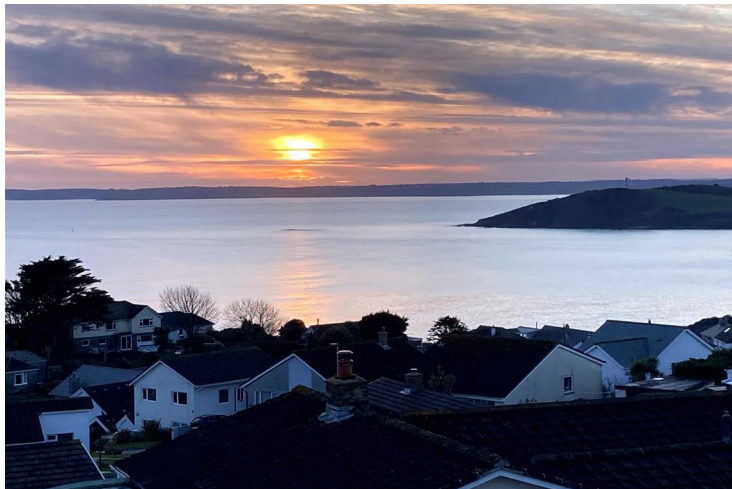
A handy inner porch, great for storing shoes and coats opens into an entrance hall with stairs rising up to the first floor. From the entrance hall a door leads into a family bathroom, bedroom and living room.

The generous sized bathroom comprises WC, wash hand basin, shower cubicle with electric shower and corner bath.

A sliding door opens into a double bedroom with views over the front garden.

The sitting room enjoys a multi-fuel burner and an electric panel heater keeping the property warm and cosy in the colder months and gives access to the two conservatories and kitchen.

The galley styled kitchen has plenty of storage units, work surface, integral oven and grill and electric hob. There is space for an upright fridge freezer and washing machine. Views through the conservatory and out to sea can be enjoyed whilst washing up!



The property boasts two conservatories, one to the rear and one to side of the property. The rear conservatory is currently used as a dining room and with full width glazing, it's a fantastic room to enjoy the views over the gardens, out to sea and coastline in the distance. The conservatory runs the width of the property and has a door to access the rear garden.

The conservatory to the side of the property is another great additional space and can be a quiet room to relax in or used as a possible hobby room. A door leads from here to the side courtyard.

Stairs rise up to the first floor landing benefitting from a large double storage cupboard. The property is a dormer bungalow which does mean both first floor bedrooms do have some restricted head height. The larger bedroom has a built in wardrobe and, from a velux window the views are stunning, out to sea and along the coast.

The second bedroom has a built in cupboard making use of the storage space in the eaves and velux window to the front.

OUTSIDE

The parking for Ferris Way is a shared car park which is unallocated. A path leads from the car park to the far end of the properties, 8 is the end of terrace. The property has a lawned front garden with some mature shrubs and a wooden gate gives access into a courtyard and round to the rear garden. Steps lead down to a manageable lawned area where again the views can be appreciated.

EPC RATING - E

TENURE - FREEHOLD

AGENTS NOTES

This property cannot be used as a business including holiday letting.

Local Authority

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

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.
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