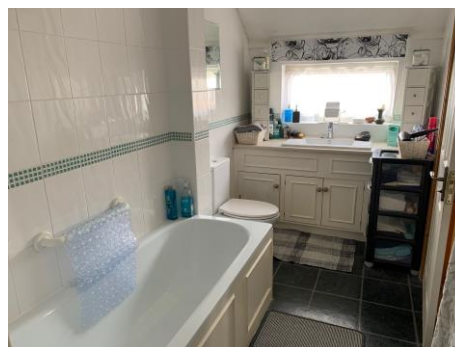


Burrows ESTATE AGENTS

16 Duke Street, St Austell, Cornwall. PL25 5PQ Telephone: 01726 77748 Fax: 01726 77749

Springfield Close, Polgooth, St. Austell, PL26 7BB



£295,000

- Semi-detached 3 bedroom house
- Situated within the popular rural village of Polgooth
- Reversed accommodation to take advantage of views
- Hallway, kitchen, lounge with balcony enjoying distant views, bathroom
- 3 bedrooms to lower floor
- Air source heating, double glazing
- Good sized single garage, store room
- Driveway/hardstanding parking
- Terraced flowerbed and timber decked garden

This is a great opportunity to purchase a unique reversed accommodation home within the rural village of Polgooth close to local village amenities.

The accommodation in brief comprises hallway, kitchen, lounge with balcony enjoying distant village and countryside views and bathroom. To the lower floor there are three bedrooms with the master having French doors opening to a timber decked area which leads onto the garden.

Outside the property has parking for two/three vehicles, 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 sized single garage with a useful storeroom below this.

The rural village of Polgooth is a highly regarded and sought after location with some delightful rural walks along with a village store and Post Office and popular pub.

Accommodation

Front Entrance	Part-patterned glazed door to hallway.
Hallway	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.
Kitchen	10' 10" x 7' 8" (3.30m x 2.34m) Fitted with a range of base and wall units providing cupboard and drawer storage. Working surface over with inset sink unit. Part-tiled walling adjacent. Cooker space, space and plumbing for washing machine and fridge freezer space. Window to front.
Lounge/Dining Room	18' 2" x 10' 4" (5.53m x 3.15m) Including chimney breast which currently houses a wood burner (not working). TV aerial point and telephone point, radiator and French doors opening to balcony which is paved with iron railings and enjoys a great seating advantage point overlooking the garden and enjoying distant rural and village views.
Lower Floor	
Landing	Doors off to all three bedrooms.
Bedroom 1	12' 9" x 8' 3" (3.88m x 2.51m) Plus 8' x 5' (2.44 x 1.52) L-shaped room and including built-in cupboard. Radiator and French doors opening to decking leading to garden.
Bedroom 2	11' 3" x 9' 10" (3.43m x 2.99m) Radiator and window to rear.
Bedroom 3	10' 5" x 8' 2" (3.17m x 2.49m) Plus door to recessed cupboard. Radiator and window to side.
Outside	To the front there is tarmac driveway/hardstanding parking for three vehicles 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 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.

EPC pending

Council Tax Band D correct as at March 2024

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.



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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