MAY WHETTER & GROSE

QUILLET SPRINGFIELD CLOSE, POLGOOTH, PL26 7BB
GUIDE PRICE £325,000



** CASH BUYERS ONLY **
SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS ENJOYING SOME FAR REACHING COUNTRYSIDE VIEWS AND IN A QUIET TUCKED AWAY CUL-DE-SAC POSITION WITH THE SOUGHT AFTER LOCATION OF POLGOOTH. THIS VERSATILE FIVE BEDROOM DETACHED FAMILY RESIDENCE PROVIDING SPACIOUS ACCOMMODATION WITH LOUNGE, CONSERVATORY, KITCHEN/DINER PLUS UTILITY, PORCH, THREE BEDROOMS AND SHOWER ROOM TO GROUND FLOOR WITH TWO FURTHER DOUBLE BEDROOMS ENJOYING THE WONDERFUL VIEWS TO THE FIRST FLOOR. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS SIZE, LOCATION AND THE WONDERFUL VIEWS. ** PLEASE REFER TO AGENTS NOTES ** EPC - D





Location
The village of Polgooth 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 head out to the village of Polgooth, come down Trelowth Road, taking the left hand turn into Springfield Close. Follow the road along and up around to the right, keep going to the end where the road will head down and the property will appear in the bottom left hand corner at the end of the cul-de-sac with a blue garage door.

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

A pathway leads to obscure part double glazed panelled door into entrance hallway and inner hallway.

Incorporating the stair case and doors into wonderful storage and additional doors into all downstairs living accommodation.

Lounge
14'10" x 18'6" - maximum into recess (4.54 x 5.64 - maximum into recess)



Enjoying an outlook out over the front garden with a sunny aspect and doors through into the conservatory. Central focal point of stone fireplace surround with display shelving to both sides. Double doors with glazed panels open into the wonderful addition of the conservatory.



Conservatory
10'3" x 9'4" - maximum (3.14 x 2.85 - maximum)



Shower Room



With obscure double glazed window to the front.

Bedroom
8'1" x 10'10" - maximum (2.47 x 3.31 - maximum)
Currently utilised as an office. Double glazed window to front.

Kitchen/Diner
17'5" x 12'11" at maximum (5.32 x 3.96 at maximum)



Enjoying some far reaching views from the dining area from two double glazed windows. Double glazed door and window, door leads out into the utility/porch. The kitchen itself comprises a range of light wood fronted wall and base units complimented by laminated work surfaces and tiled splashback.



Utility
5'8" x 8'8" - maximum (1.75 x 2.65 - maximum)



Benefitting from both power and light and plumbing for white good appliances. Door leads out to side and rear garden areas.

Bedroom
12'3" x 9'7" (3.75 x 2.93)





Double glazed window to rear.

Bedroom
12'10" x 9'2" - maximum (3.92 x 2.80 - maximum)



Double glazed window to the rear.

Bathroom



Comprising white suite with low level WC, hand basin and bath with a fully tiled white surround with decorative border. Obscure double glazed window with roller blind. Radiator.



Carpeted turning staircase to the first floor. Large gallery landing area with high level roof window and eaves storage. Doors into both bedrooms.





Bedroom
10'5" x 9'6" (3.20 x 2.90)



Double glazed window. Doors into eaves storage.

Bedroom
15'10" x 10'7" (4.83 x 3.23)





High level roof window. A wonderful double glazed window which takes in the superb countryside views.



Outside





The property is set behind some well kept hedging offering a good degree of privacy to the front, enjoying a sunny aspect during the day and into the evening.

The lawned garden sweeps around the side with further large storage facility. There is also a wonderful side garden area with numerous sitting areas.



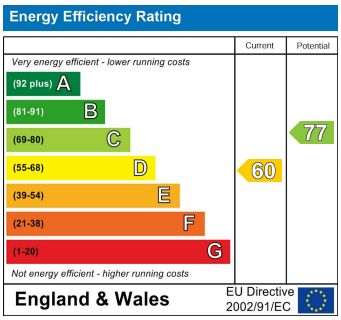
**** AGENTS NOTES ****

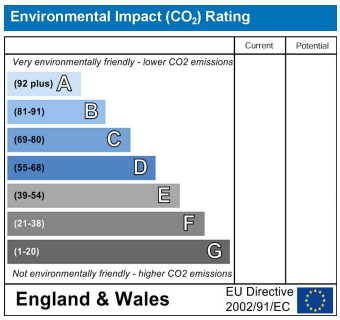




* CASH BUYERS ONLY
* The property is subject to an adverse mining search which has lead to further drilling investigation.
* We have been informed the property is potentially not mortgageable or insurable.
* Please contact the office for further information and for copies of the mining reports. You will need to make your own enquiries with the mining company and structural engineers.
* The property was previously marketed at offers in excess of £425,000 and was under offer.

Council Tax Band - D


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
60
77
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR
1138 sq.ft. (105.8 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 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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