



Polyear Close | Polgooth | St. Austell | PL26 7BH

Guide Price £385,000



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- Desirable Location
- Ideal Family Home
- Immaculate Presentation
- Generous Rear Garden
- Garage And Parking
- Three Bedrooms
- Planning To Extend

Found in the popular development of Polyear Close, Polgooth. This well kept and well-loved bungalow boasts three bedrooms with a generous rear garden, garage and parking. There is also planning permission granted to extend (PA23/09858)

A useful internal porch welcomes you into this ideal family home which in turn leads to the hallway. The latter gives access to all the bedrooms, bathroom, living room and kitchen.

The bathroom has been finished to standards matching the rest of the property, comprising shower over bath, hand wash basin, WC and heated towel rail.

The kitchen / breakfast room, along with the living space; really is the hub of the home. With glass doors separating the two rooms, this sociable area also has patio doors to the rear garden and an attractive log burning stove provides a warm focal point. The kitchen itself is well equipped with a range of base, wall and drawer storage – all within tasteful units. There is space for a fridge freezer and washing machine with the





dishwasher and oven / hob, both integrated.

As mentioned, in our opinion the rear garden is of a generous size and is spread over two tiers. This garden has attractive flower beds and a paved area at the top creates a wonderful space for some alfresco dining! The external areas are complete with a front garden – also predominantly laid to lawn, further space to the side, parking for two and a garage.

Viewings are strictly by appointment only. Please see [information tab](#)
INFORMATION

Tenure - Freehold

PLEASE NOTE - We are instructed to market this property on behalf of a connected person(s).

Broadband : Standard – 4mbps to 107mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=pl267bh&uprn=100040145200>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee – Three, O2 & Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=pl267bh&uprn=100040145200>)

Council Tax – Band C – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/123118185>)

We understand the property has gas central heating, mains water, mains drainage with mains electricity.

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



ACCOMMODATION

ENTRANCE PORCH / HALLWAY

KITCHEN / BREAKFAST ROOM

11'9" x 11'9" (3.60 x 3.60)

LIVING ROOM

19'3" x 11'5" (5.89 x 3.49)

BEDROOM

7'6" x 8'6" (2.30 x 2.61)

BEDROOM

9'7" x 11'7" (2.94 x 3.54)

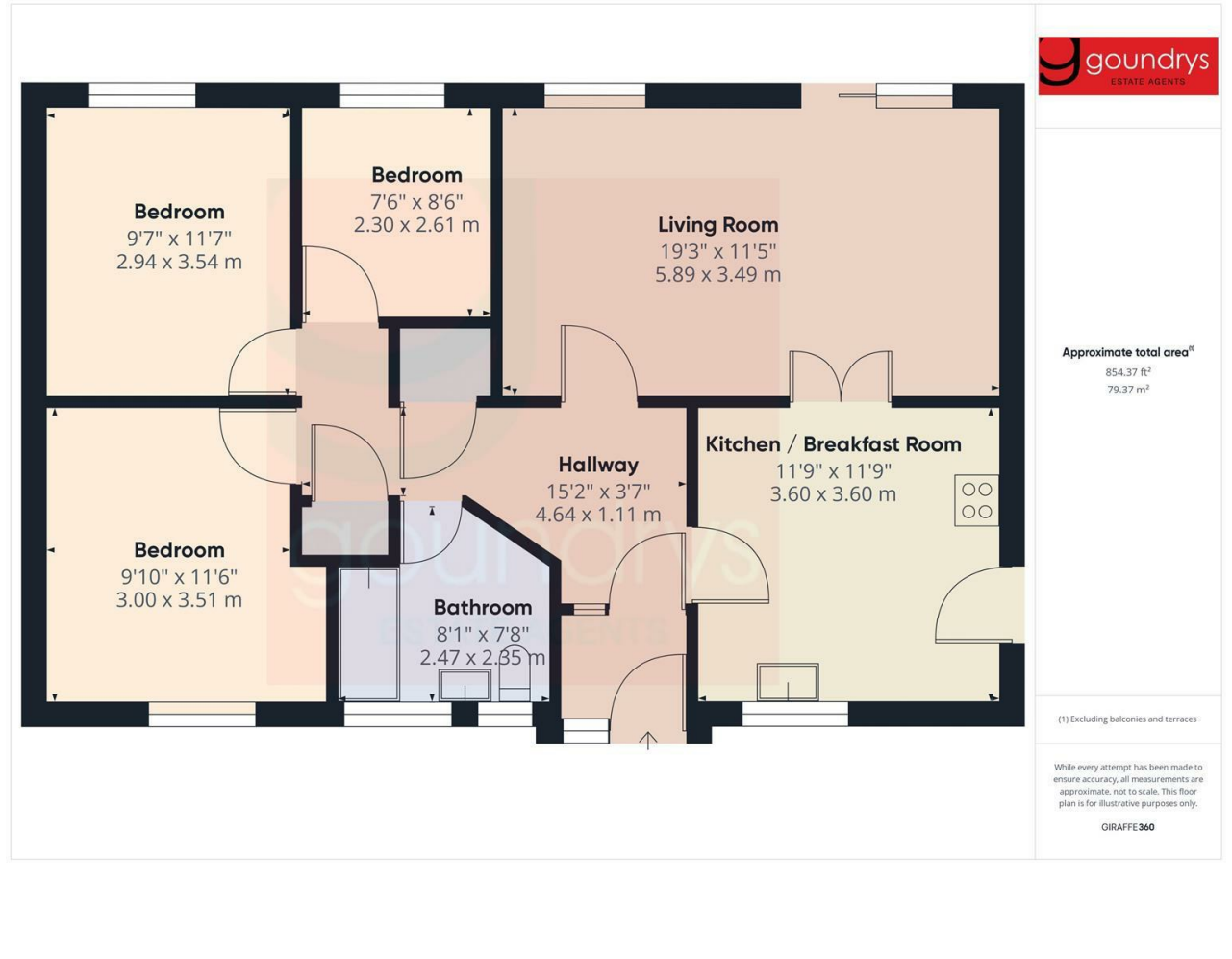
BEDROOM

9'10" x 11'6" (3.00 x 3.51)

BATHROOM

8'1" x 7'8" (2.47 x 2.35)





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			
England & Wales		EU Directive 2002/91/EC	

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