



### Description

A three bedroom detached bungalow with large loft room and a cellar accessed externally, enjoying an elevated position on the outskirts of the ever popular seaside fishing village of Polperro, having the benefit of two off-road parking spaces and a detached garage/workshop with electricity and water supply situated nearby for repair/replacement. The property enjoys a plot size of circa 0.3 acres of terraced gardens requiring formalisation, backing on to open countryside and enjoying views over the valley. The property is in need of refurbishment throughout and is understood to be of mixed construction, comprising part block, part brick and part wooden construction and is therefore suitable for cash purchasers only.



### Situated

Polperro is a highly popular tourist destination and a quintessential traditional Cornish fishing village with a working harbour, cafes and restaurants, public houses and bespoke shops. The nearby town of Looe offers a wider range of facilities and amenities, including a branch line to Liskeard.

### Ground Floor

Veranda, open plan lounge/kitchen/dining room with three double bedrooms off, rear hallway with stairs up to the loft room and a ground floor bathroom, utility cupboard.

gardens of circa 0.3 acres with patio seating areas, three storage sheds and external access to the cellar and woodstore. A detached garage and workshop requiring repair/replacement is situated a short distance down the road, lower side of the property and has its own electricity and water supply.

that the solar panels installed are currently not in working order but do belong to the property and are not leased. The Promap shown is for approximate identification purposes only and is not to scale, interested parties must make and rely upon their own measurements. Crown Copyright Reserved.

### Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271/Stratton Creber Liskeard 01579 343561. General enquiries Countrywide Property Auctions 01395 275691.

### First Floor

Boarded loft room with natural light via traditional and velux windows.

### Note

The property has no central heating system currently in place and the electricity supply has not been tested. We understand

### EPC Rating

TBC

### Council Tax Band

C

### Outside

Roadside parking bay with path leading up to elevated terraced