STAGS



Meadowside

Meadowside, Fore Street, Polgooth, St Austell, Cornwall, PL26 7BX







St Austell 2 miles Mevagissey 5 miles Truro 14 miles

In popular Polgooth, a most appealing 1-bedroom end-of-terrace period cottage with private parking and rear garden area

- Good Position
- Porch & Kitchen
- Living Room
- Shower Room
- Bedroom
- Parking for at least two Cars
- Rear Enclosed Garden
- Near Village Facilities
- Freehold
- Council Tax Band A

Guide Price £165,000

SITUATION

Meadowside is situated on Fore Street in the sought after village of Polgooth. The village includes an active village hall, a locally renowned public house and village stores/post office. These facilities are supplemented by the town of St Austell about two miles to the northwest.

The South Cornish coast, with its rugged coastline, walks, coves and beaches, is about 5 miles to the east and southeast and about 5 miles distant is the historic fishing community of Mevagissey.

The cathedral city of Truro is about 14 miles to the southwest and at St Austell there is a station on the London Paddington line.

THE PROPERTY

The approach from Fore Street is via a walled and vehicular timber gated entrance to a level hard parking area for at least two vehicles adjacent to the house.

The accommodation is well-presented and includes on the ground floor a Porch and Kitchen Area with tiled floor, L-shaped base level cupboards and drawers with worktop surfaces over with inset single drainer stainless steel sink unit with mixer tap, wall mounted corner cupboard, double aspect and space for electric cooker.

Adjacent is a Porch Area with plumbing for washing machine.

Off the Kitchen is a central Living Room with balustrade stairs off to first floor with understairs cupboard and access through to a tiled Shower Room with shower with electric shower, suspended washbasin with hot water heater and wc. On the first floor is a Bedroom.

Outside, to the rear, is a wall and fence enclosed garden with a regular shaped concrete hardstanding base level area.

There is some Japanese Knotweed on the edge of the rear garden for which an eradication programme has been put in place.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Travelling eastbound on the A390 from Truro to St Austell, drive through the village of Grampound and continue towards St Austell. On reaching Hewaswater, turn right towards Sticker, drive up the hill and continue to the village. Drive down through Sticker and continue for a further half mile. Pass the layby on the right-hand side and on the brow of the hill, turn right (signposted Polgooth) and into Trelowth Road. Pass the village sign for Polgooth and drive down the hill. Towards the bottom of the hill turn right towards Polgooth Village Stores. Drive up over the brow and follow the road around to the right and at the junction turn right. Continue straight up Fore Street for about 125 yards and Meadowside will then be seen on the right-hand side.

SERVICES

Mains water, electricity and drainage connected. Electric panel heaters.

Broadband: Standard, Superfast and Ultrafast available (Ofcom).Mobile telephone: EE and Vodaphone variable, and 02 and Three good outdoor (Ofcom).



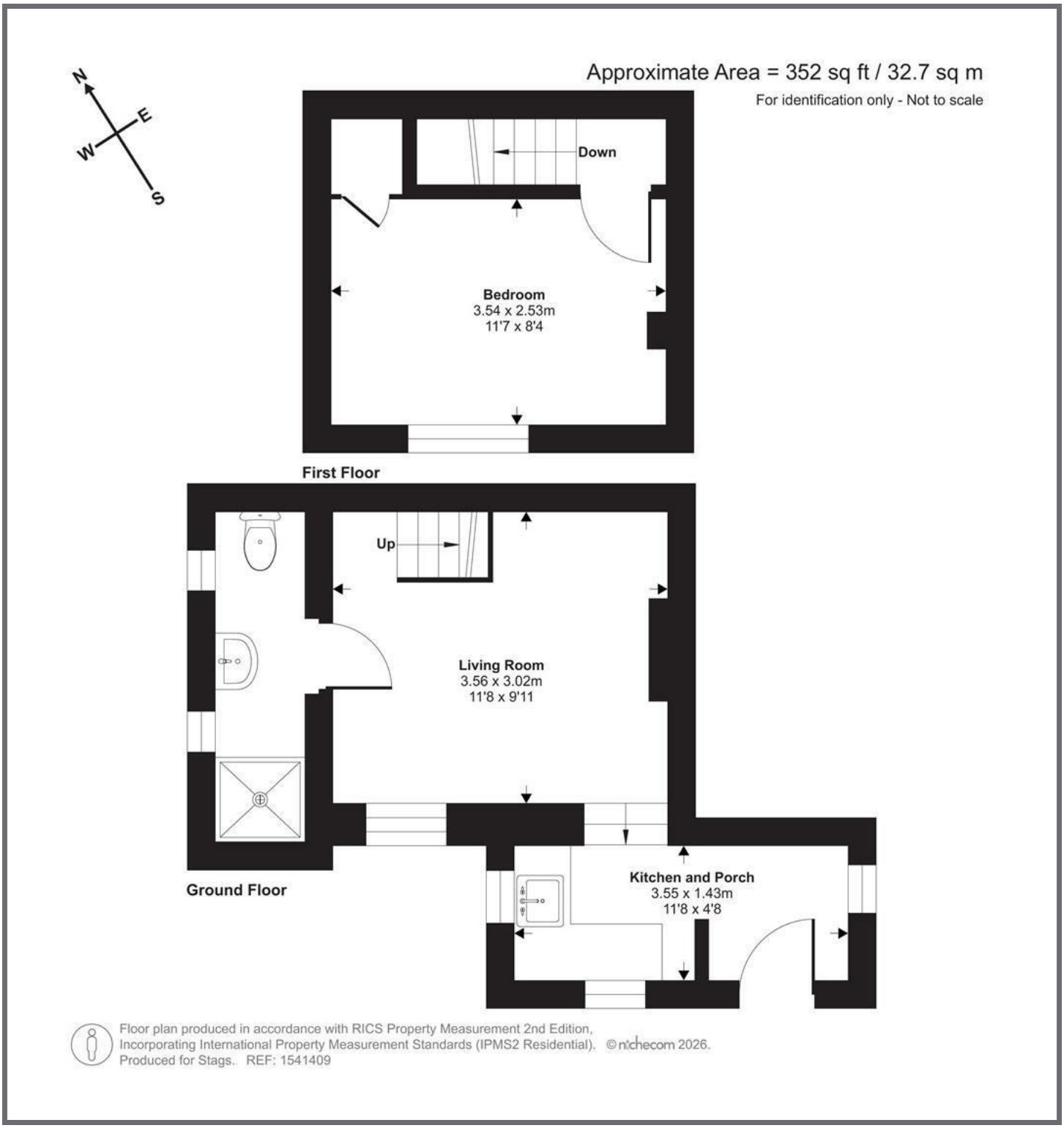






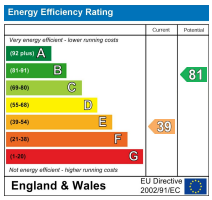


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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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