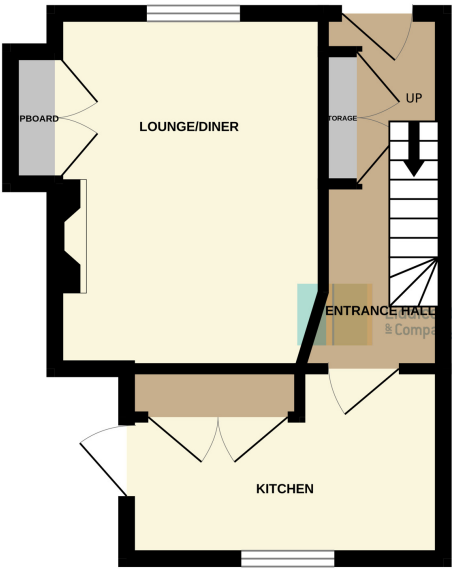
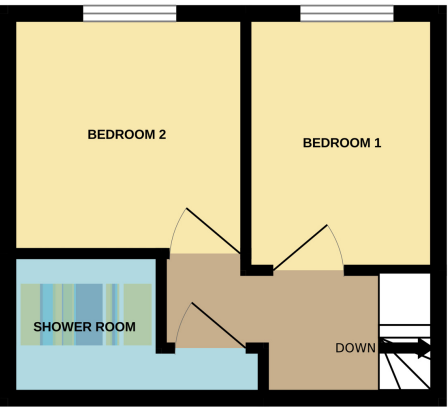


GROUND FLOOR  
251 sq.ft. (23.3 sq.m.) approx.



1ST FLOOR  
206 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.5 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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**Disclaimer:** The Agent has 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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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.



JUBILEE COTTAGE, POLGOOTH  
PRICE £160,000



FOR SALE CHAIN-FREE TWO BEDROOM COTTAGE WITH RENOVATION POTENTIAL IN QUIET VILLAGE NEAR PENTEWAN VALLEY.





### The Property

For sale and chain free is this semi detached cottage lying in the heart of this delightful quiet village offering local amenities and perfect for those wanting a more rural traditional feel. Lovely walks surround this area with the beautiful Pentewan valley only a quarter of a mile away. From here you can walk along side the river leading straight through to the village of Pentewan and the beach. The accommodation is in need of extensive renovation and in brief comprises of entrance hall, lounge/dining room, kitchen, two bedrooms and wet room. Outside there is an area which is difficult to see due to the number of sheds standing on the site but overall the approximate measurement is 35ft x 46ft. Please note there is no parking.

The property does have the benefit of gas central heating and Upvc windows and doors.

### Room Descriptions

#### Entrance Hall

With part glazed Upvc door, built in storage cupboard, stairs to the first floor, telephone point.

#### Lounge/Dining Room

12' 6" x 9' 7" (3.81m x 2.92m)  
Window to the front, open fireplace, shelved recess.

#### Kitchen

11' 2" x 6' 8" (3.40m x 2.03m) With window and half glazed door to the rear. Built in cupboard, sink unit, built in cupboards.

#### Landing

With window to the rear.

#### Bedroom 2

8' 6" x 8' 6" (2.59m x 2.59m)  
Window to the front.

#### Bedroom 1

9' 1" x 6' 10" (2.77m x 2.08m)  
Window to the front, wall mounted gas boiler.

#### Shower Room

5' 4" x 5' 5" (1.63m x 1.65m) With electric shower, low level W.C. wash hand basin.

#### Outside

From the front, coming of the roadway is a small concrete path leading to the front door. To the rear is a small concrete area and shared steps leading to a space which currently houses several timber sheds. This is very deceptive as the area in question is approximately 46ft x 35ft which would be a reasonable garden area once the sheds are removed.