

**MARTYNLEIGH, SPRINGFIELD CLOSE, POLGOOTH, ST AUSTELL,
CORNWALL PL26 7BB**

PRICE £350,000



A DETACHED MODERN BUNGALOW ENJOYING A CORNER PLOT IN THIS HIGHLY DESIRABLE VILLAGE OFFERED FOR SALE AND CHAIN FREE. THE PROPERTY IS WELL PRESENTED WITH ACCOMMODATION WHICH IN BRIEF COMPRISES OF ENTRANCE HALL, LOUNGE, KITCHEN/BREAKFAST ROOM, DINING ROOM OR BEDROOM 3 EN SUITE SHOWER ROOM, TWO DOUBLE BEDROOMS AND BATHROOM. OUTSIDE AN EXTENDED GARAGE AND WORKSHOP. EPC E49.

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.



The Property

A detached modern bungalow enjoying a corner plot in this highly desirable village offered for sale and chain free. The property is well presented with accommodation which in brief comprises of entrance hall, lounge, kitchen/breakfast room, dining room or bedroom 3, en suite shower room, two double bedrooms and bathroom. Outside an extended garage and workshop.

THE PROPERTY ENJOYS GAS CENTRAL HEATING AND HAS u.P.V.C DOUBLE GLAZED WINDOWS.

The property occupies a corner plot with lawn to the side and to the rear and enclosed paved courtyard.

Polgooth is a highly sought after village located just South of St Austell town and lies close to the Pentrewan Valley an area of outstanding natural beauty. All the amenities are available around the St Austell area which is only a 5 minute drive away.

Room Descriptions

Entrance hall

Open entrance porch with door and side screen, courtesy light. Access to the roof void with ladder, partially boarded.

Lounge

14' 8" x 11' 4" (4.47m x 3.45m)
Large window to the front and side, open fireplace, three wall lights.

Kitchen

14' 0" x 9' 5" (4.27m x 2.87m)
Fitted with a good range of base units and high level cupboards, Green marble effect rolltop worksurface with tiled splashback, built in electric oven, four ring hob unit and extractor, built in storage cupboard, airing cupboard, window to the front,

Bedroom 1

13' 9" x 9' 5" (4.19m x 2.87m) two mirrored double wardrobe cupboards, window to the front.

Bedroom 2

11' 10" x 9' 5" (3.61m x 2.87m)
Window to the side.

Bedroom 3/Dining Room

13' 2" x 11' 4" (4.01m x 3.45m)
With full glazed door and large side screen leading to the rear, window to the front, light on dimmer switch, door leading to the shower room.