



### Description

A 1920s three bedroom semi-detached property situated in a picturesque setting on the outskirts of the quintessential traditional fishing village of Polperro, having the benefit of on drive parking, along with front and rear gardens backing on to woodland. The property has been well maintained and is conveniently situated for Polperro harbour and beach, shopping and leisure facilities. Cash buyers only.

### Situated

Polperro is the quintessential traditional Cornish fishing village set in an Area of Outstanding Natural Beauty, steeped in history and extremely popular with local residents and holiday makers alike, with boutique shops and art galleries, restaurants, public houses and cafes, a working harbour and beach. The village also has a Post Office, general stores, doctors surgery and primary school, with further facilities and amenities to be found circa 4 miles at Looe and being readily commutable to the A30/A38 road networks.

### Ground Floor

Entrance porch, hallway, sitting room, dining room, kitchen/breakfast room.

262271. General enquiries  
Countrywide Property Auctions  
01395 275691.

Waste, they would have likely resulted in Class B Classification which is unsuitable for mortgage purposes.

### First Floor

Landing, three bedrooms and bathroom.

### Note

The adjacent property was tested for mundic block in 2003 with the results being inconclusive. Of 9 samples taken 6 samples were considered sound, 3 samples were found to contain Menheniot Mining waste. Stage 2 testing on these samples was recommended but was not carried out. However, because of the presence of the Mining

### EPC Rating

D

### Council Tax Band

B

### Outside

On drive parking, front and rear gardens.

### Viewings

Strictly by prior appointment with Stratton Creber Looe 01503