



Description

A sizeable four double bedroom detached property situated on the rural fringes of the select development of Portmellon Park, having the benefit of both rural and sea views from the sun terraces, gardens and balconies. The property offers tremendous potential to create an enviable family home or as a post works onward resale opportunity.

Situated

Portmellon is a highly sought after coastal area with a tidal cove, slipway and sandy beach, along with the Rising Sun Inn and The Shack offering refreshments. The neighbouring fishing village of Mevagissey offers a range of shopping and leisure facilities, working harbour, primary school, doctor's surgery and bus service with the nearest major town being St Austell, with a wide range of shopping and educational facilities catering for all age groups and a mainline railway station.

Ground Floor

Entrance lobby with cloakroom and pedestrian door to the garage, inner hallway, kitchen/diner, sitting room with access to the rear patio area and bedroom four.

First Floor

Landing, triple aspect master bedroom with balcony off, two further bedrooms and family bathroom.

Outside

The property offers low maintenance front gardens with flower beds, driveway and an integral garage, with the main garden area lying to the rear of the property being mainly laid to lawn with vegetable plot and large patio area giving sea and rural views.

Note

The property is in need of some repair works to the structure and the patio area to the rear of the



property, the full details of which can be found in the legal pack. Interested parties must make and rely upon their own surveys/ investigations.

The property is sold as seen and may not be cleared.

Viewings

Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

F

Council Tax Band

E