



Polbathic

Torpoint, Cornwall, PL11 3HF

Guide Price £160,000





Description

This semi detached cottage would make an ideal first time buy or downsize with accommodation comprising of entrance porch, 11'3 lounge, 11'10 dining room, 9'4 fitted kitchen, utility area, two double bedrooms and a modern shower room. uPVC double glazing. Oil fired central heating. Beautiful two tiered lawned rear garden with two storage sheds and a summerhouse.

There are several beautiful beaches in the surrounding area. The Moors are also within easy reach and a number of lovely woodland walks for walking enthusiasts.

Plymouth which lies approximately fifteen miles away offers a full range of other amenities including restaurants, bars, shopping facilities at Drakes Circus indoor centre, numerous gyms and the Life Centre at Central Park. There are train links to London Paddington and the rest of the UK and there is also a cross channel ferry service.

Location

Polbathic is a small village located 1 mile from St.Germans which has a mainline railway station with direct links to London, primary school, GP surgery and community shop/post office.

The property is located 7.8 miles from Torpoint where there are a range of local amenities including shops, supermarkets, schools, doctors, post office, public houses and commuter links to Plymouth via the Torpoint Ferry which runs a fifteen minute shuttle service during busy periods.

Antony House and Mount Edgcumbe Country Park are easily accessible with lovely woodland/parkland/coastal walks.





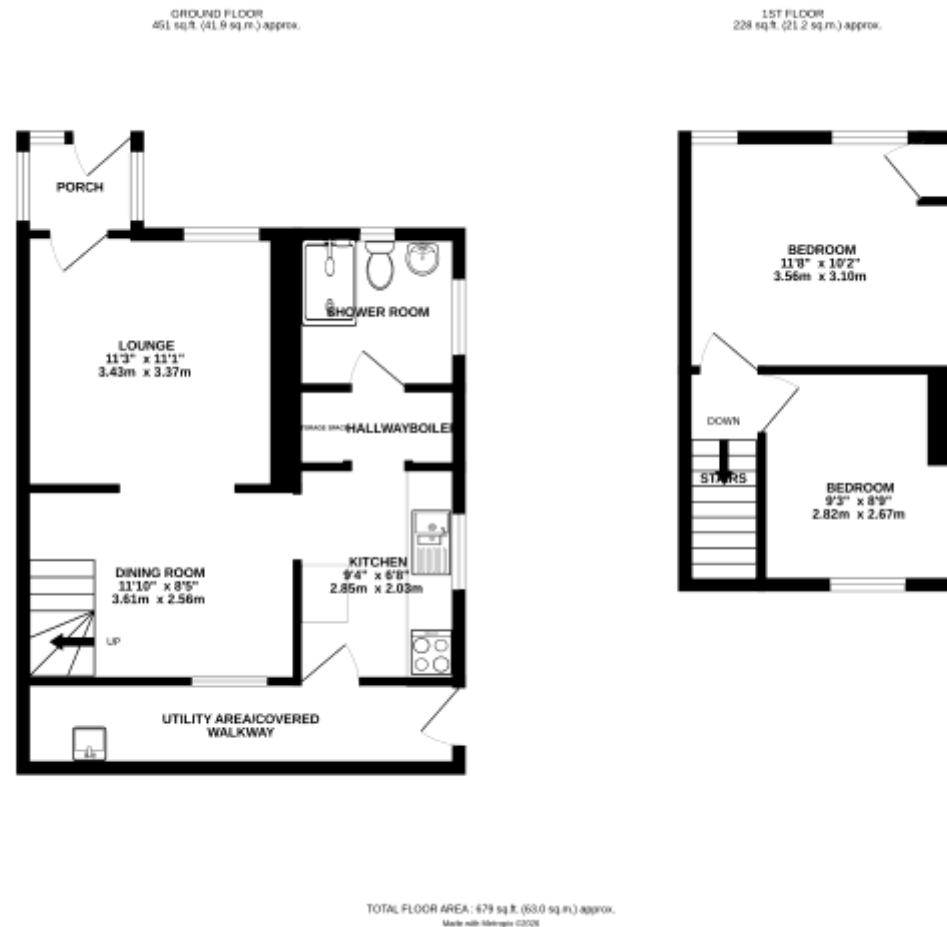
Directions

What3words: ///burglars.camps.clenching

Material Information

- EPC Rating: E
- Tenure: Freehold
- Council Tax: Band B with Cornwall County Council
- Mains: Water, electric and drainage
- Heating: Oil fired central heating
- Parking: On Street
- Agents Note : There is a pedestrian right of access across the neighbours property giving access to the rear garden. There is also right of access across the front of 1 Hope Cottages leading to 2 Hope Cottages.
- Metalliferous Mine Search Required. This does not mean there is definitely a mining threat to your property; however, MineScanner® has identified a threat somewhere within a 2000m radius and that a Mining Search report is needed to discount or clarify any further risks. Low Risk.





Property Fact Sheet Ref:

SAL260068.1 (16/09/2026-KR)

Bradleys Estate Agents

4a Regal House, Fore Street, Saltash, Cornwall, PL12

6JR. Tel. **01752 845488**

Email. **saltash@beagroup.co.uk**

IMPORTANT PLEASE READ: These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys E. A are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge to the buyer(s) for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.