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— ASSOCIATES —

Eddystone View, Brentfields, Polperro, Cornwall PL13 2FJ

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## Eddystone View

Brentfields, Polperro, Cornwall PL13 2FJ

POLPERRO HARBOUR 0.5 MILE, LOOE 4 MILES,  
PLYMOUTH 23 MILES

Only 375 yards from the South West Coast Path, a mid terrace house with south facing garden and sea views. About 791 sq ft, 12' Sitting Room, 14' Kitchen/Dining Room, Cloakroom, 2 Bedrooms, Bath/Shower Room, Parking for 2, Enclosed Garden, Full Double Glazing, Air Source Heat Pump Central Heating, Local Occupancy Restriction, 40% Shared Ownership Available.

### LOCATION

Polperro is one of the most picturesque coastal villages in Cornwall huddled around its famous little fishing harbour. It has a useful selection of small shops, pubs and restaurants, dotted along the narrow and quaint streets.

The National Trust South coastal footpath is directly accessible from the property and provides fantastic walking opportunities along this unspoiled coastline to hidden, peaceful coves.

The pretty harbourside town of Looe has a branch line railway which links with the mainline at Liskeard (Plymouth to London Paddington 3 hours).

The nearby town of Saltash has a Waitrose store on its northern outskirts.

### DESCRIPTION

The property comprises a mid terrace house offering 791 sq ft of accommodation demonstrated by reference to the attached floorplan and briefly comprising - reception hall opening to the sitting room with laminate floor and built in cupboard. The kitchen/dining room has a sea view and worksurfaces with built in cupboards, 4 ring hob and oven. There is a rear lobby with cloakroom/wc off. At first floor level there are





two bedrooms one with sea views, together with a family bath/shower room.

#### OUTSIDE

The property has allocated parking for two cars. There is a small front garden and an enclosed rear garden with a sunny south aspect.

EPC RATING - C

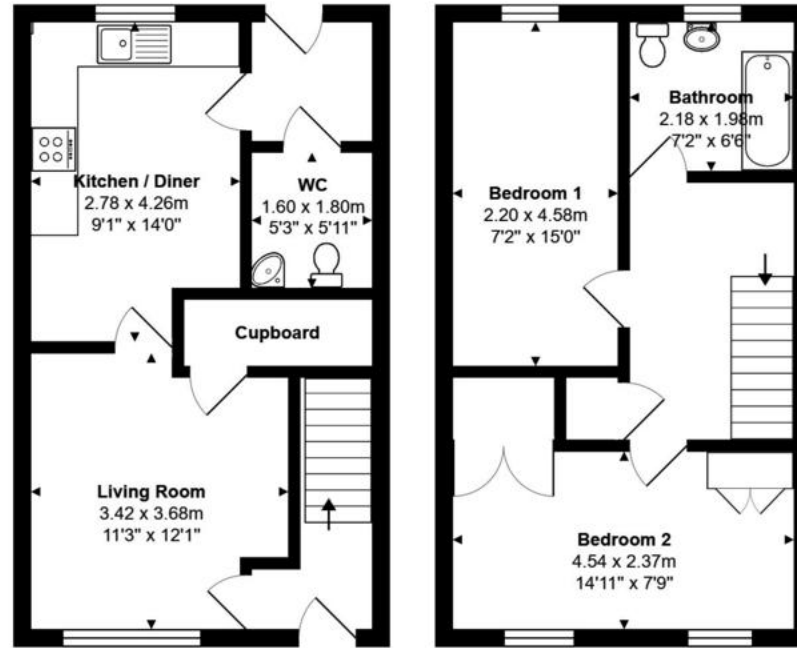
#### LOCAL OCCUPANCY/SHARED OWNERSHIP

The property has a tiered local occupancy restriction, having been available within the local parishes for six weeks it is now available to anyone who lives and/or works in Cornwall. A 40% share of the freehold is available and once purchased we understand that the owner can build up to an 80% share of the freehold. The balance is payable as a rent to Westward Housing, Newton Abbot who manage the site and can provide further details on ownership and occupancy restriction. Example based on the current guide price - Market Value £192,000 - 40% Share £76,800 - Rental £189.73 - Service Charge £30 - Total Payable to Westward Housing £219.73 with the balance on Mortgage or Cash.

#### DIRECTIONS

Using Sat Nav - Postcode PL13 2FJ





**Ground Floor**  
Area: 36.7 m<sup>2</sup> ... 395 ft<sup>2</sup>

**First Floor**  
Area: 36.7 m<sup>2</sup> ... 395 ft<sup>2</sup>

Total Area: 73.5 m<sup>2</sup> ... 791 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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These particulars should not be relied upon.