



Description

A vacant three storey mid terrace mixed use property situated in the heart of the popular seaside town of Polperro. The property comprises a retail unit/former bakery at ground floor level, having been upgraded to a high standard and with the benefit of a three-phase electrical supply. The upper floors comprise a two double bedroom maisonette, formerly a holiday lettings venture, with open plan kitchen/living room, storeroom and a shower room, along with a south facing rear garden, with stone patio and sea view.

Situated

Fore Street is situated in the heart of the sought after fishing village of Polperro, with its working harbour and quaint cottages proving a popular year round tourist destination, along with a thriving local community. The village offers a wide range of bespoke shops, public houses, a doctor's surgery, primary school, village hall and museum.

Ground Floor – Retail Unit

Retail area measuring circa 25 square metres, with high standard wall cladding and three phase electrical sockets and a hot water supply. Former WC and washroom currently configured as a dry store.

inner hallway and storage room/former bathroom.

Second Floor

Landing giving access to the rear garden, two double bedrooms and shower room with WC.

Outside

Rear south-facing flower/shrub garden with a circa 19 square metre patio seating area and dry stone walling, village and sea views.

The Maisonette – Ground Floor

Entrance hall with stairs rising to the upper floors.

First Floor

Open plan lounge/kitchen/diner,

Viewings

Strictly by prior appointment

with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.

EPC Ratings

Commercial D
Maisonette TBC

Council Tax Band/VOA Rating

Retail unit VOA Rating £6,000
Maisonette B

Tenure

Freehold

