



40 Penhalls Way, Playing Place

Guide Price £445,000

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Description

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The property is accessed via gates opening onto the driveway providing parking for several cars, leading to the single garage. The welcoming entrance hallway leads to the following accommodation: The kitchen is fitted with a range of wood wall and base units with a view over the front garden. The living room is of a good size having views over the beautiful mature gardens, next to this room can be found the dining room again having views over the gardens and beyond. Further along the hallway you will find the 3 bedrooms and the family bathroom fitted with a white suite. The rear mature garden is of a generous size having a wide variety of attractive flowers and shrubs which border a lawned area. There is a pathway which meanders to the bottom of the garden where there is a patio area ideal for alfresco dining, this area would lend it's self to a summer house or an outdoor seating area. This property is a must to view due to the location and accommodation on offer. Warmed by Oil fired central heating with Double Glazing.



Location

Playing Place is a popular village location just 2 miles from Truro with its own local shop, regular bus service and community centre,

Kitchen

3.15m x 2.87m (10'4" x 9'5")

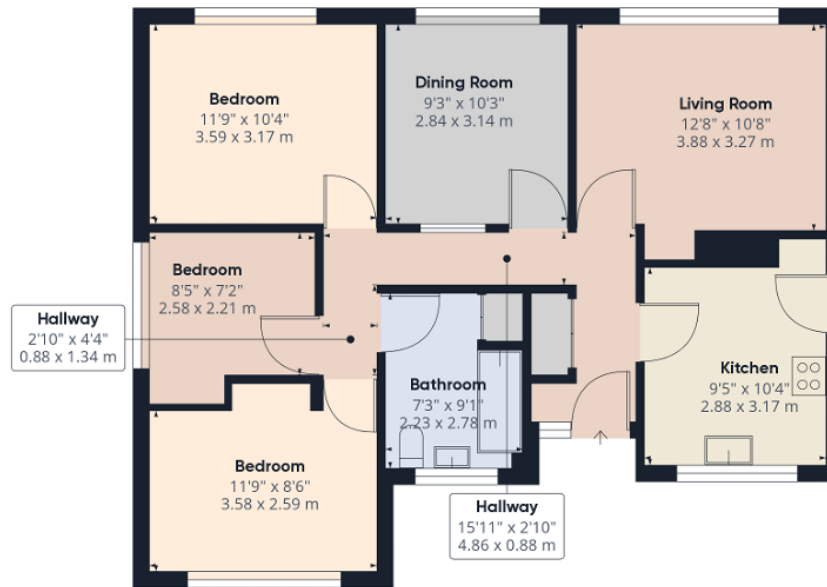
Living Room

3.86m x 3.25m (12'8" x 10'8")

Dining Room

3.12m x 2.82m (10'3" x 9'3")





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1013.29 ft²
94.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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