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**Lanyon Road,  
Playing Place, Truro**

**£340,000  
Freehold**





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## **Property Introduction**

A delightful detached bungalow located within this popular residential area in Lanyon Road, Playing Place on the outskirts of Truro.

Situated on a generous size plot, the bungalow is presented to a very high standard with oak veneer doors throughout with the accommodation benefiting from majority double glazed windows complemented by a gas fired central heating system.

In brief, the accommodation comprises of an entrance hallway giving access to two bedrooms, lounge, kitchen, bathroom and a sun room overlooking the rear garden.

Externally the gardens to the rear are laid to lawn with a good range of mature trees and shrubs along with a sitting area, whilst immediately to the front of the property there is access to the single garage and a further lawned garden.

## **Location**

Playing Place is a popular village with local amenities catering very well for day to day needs along with a park and the nearby Punchbowl and Ladle Public House at Penelewey. For those familiar with the area, the National Trust Trelissick Gardens offers delightful walks along the river taking you down to the beach making this a popular destination for walkers and at the same time enjoying the delights of the gardens of Trelissick House.

Truro itself is on a bus route with its cobbled streets and Georgian architecture there is an array of well known high street multiples and independent shops. Both north and south coasts are within a reasonable travelling distance with their contrasting coastlines, the north popular with surfers whilst the south offers excellent sailing waters and sheltered beaches with Falmouth being nine miles distant.

## **ACCOMMODATION COMPRISES**

Glazed entrance door opening to:-

### **ENTRANCE HALLWAY**

A generous entrance hall with wood floor, radiator and access to loft. Access off to:-

### LOUNGE 13' 9" x 11' 10" (4.19m x 3.60m)

Double glazed window to front elevation. Wood floor. Feature wood burner with slate hearth and attractive surround. Radiator. Oak veneer door to hallway.

### KITCHEN 13' 8" x 7' 8" (4.16m x 2.34m) plus recess

Window to rear elevation, one and a quarter sink unit with mixer tap, a range of base storage cupboards with a four drawer storage unit. Feature 'Rayburn', integrated dishwasher, tiled floor, plumbing for automatic washing machine, walk-in pantry with gas fired boiler, oak veneer door to hallway. Stable door giving access to:-

### SUNROOM 13' 6" x 7' 6" (4.11m x 2.28m)

Window to rear and doorway to exterior. Tiled floor. Radiator.

### BEDROOM ONE 10' 7" x 10' 4" (3.22m x 3.15m)

Double glazed window to front elevation. Wood floor. Radiator and oak veneer door to hallway.

### BEDROOM TWO 10' 8" x 10' 4" (3.25m x 3.15m)

Double glazed window to rear elevation. Radiator. Wood floor and oak veneer door to hallway.

### BATHROOM

Double glazed window to rear elevation. Bath with shower over and shower screen, pedestal wash hand basin and close coupled WC. Tiled floor. Oak veneer door to hallway, shaver point, wall mirror with light over. Part tiled walls.

### OUTSIDE FRONT

Immediately to the front of the property a concrete driveway gives access to the single garage. The front garden is laid mainly to lawn with a variety of shrubs. A pathway via the side of the property leads around to the:-

### SINGLE GARAGE 19' 2" x 9' 4" (5.84m x 2.84m)

Up and over door. Electric, light and power points connected with pedestrian door to the rear.

### REAR GARDEN

Having a gravelled sitting area and steps accessing the lawned garden offering a good range of mature shrubs and borders along with a selection of trees, summerhouse plus additional storage shed to the rear.

### SERVICES

Mains water, mains drainage, mains electricity and mains gas.

### AGENT'S NOTE

The Council Tax band for the property is band 'C'.

### DIRECTIONS

Proceeding from Truro towards Playing Place, at the roundabout turn left taking you past the local village shop on the right hand side into Holywell Road, continue for a short distance turning right into Lanyon Road, taking the next turning on the right hand side where the property is situated on the left and a MAP For Sale sign has been erected for identification purposes. If using What3words:- instilled.arrive.prepares

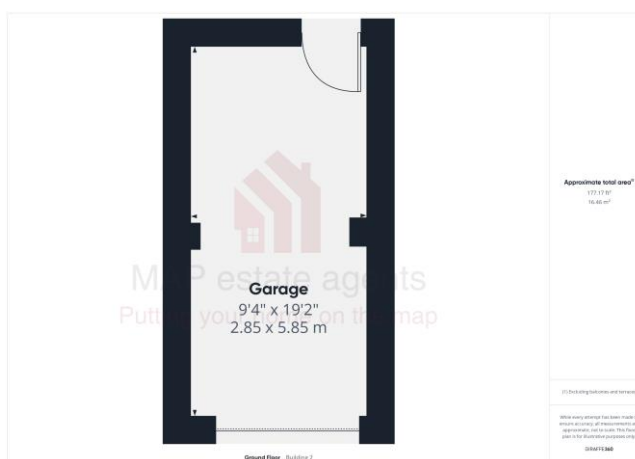
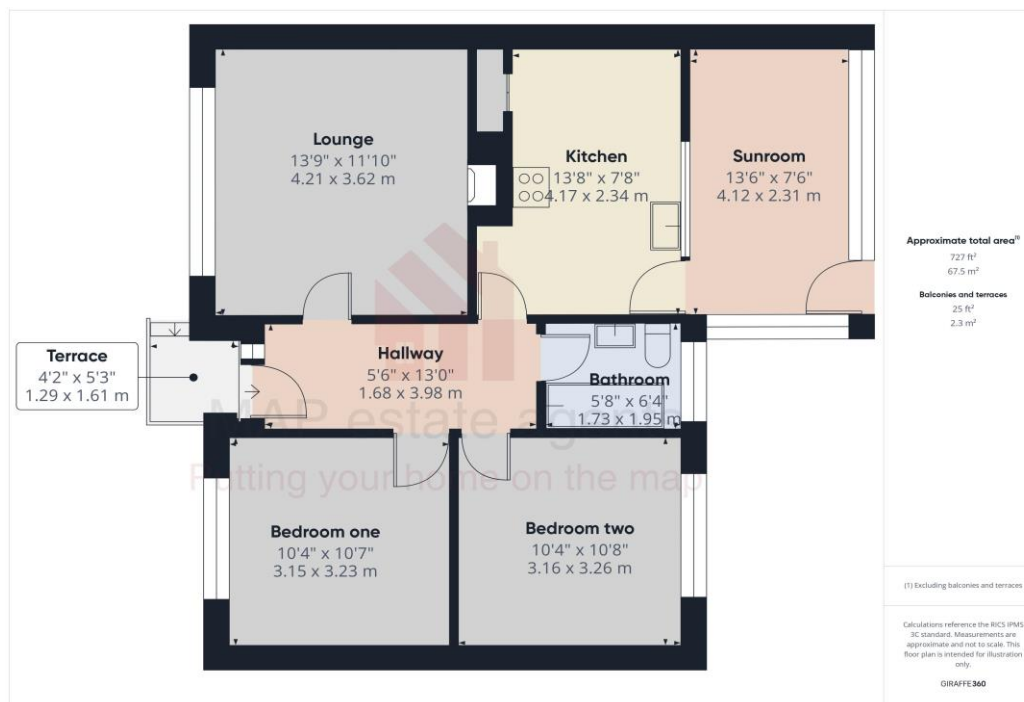


| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 86   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 66   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



## MAP's top reasons to view this home

- Detached bungalow
- Two bedrooms
- Lounge with wood burner
- Kitchen with Rayburn
- Sun room
- Majority double glazed windows, gas central heating
- Generous rear garden
- Detached garage
- Situated in popular village location
- Viewing highly recommended



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