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**Playing Place,
Truro**

**£285,000
Freehold**





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Property Introduction

A modern mid-terrace home situated in a cul-de-sac position in the popular village of Playing Place.

The property benefits from gas fired central heating and double glazed windows and doors. Accommodation comprises of a dining room, ground floor fourth bedroom/reception room, kitchen, snug and rear room/utility room whilst to the first floor are three bedrooms, a bathroom and a separate WC.

Externally are enclosed gardens to the rear and front with the benefit of an off-road parking space. The property would be an ideal purchase for those looking for a village location with easy access to Truro and Falmouth.

Location

The village itself has a local convenience store/Post Office, playing field, snooker club along with the popular Punchbowl and Ladle Public House situated in the nearby hamlet of Penelewey. The National Trust attraction, Trelissick, offers a period house to explore along with beautiful Creekside walks leading to its own sheltered beach. Truro has a good range of independent shops along with the more recognised high street stores making it a destination for visitors to enjoy and take in the Georgian architecture and cobbled streets.

The south coast maritime town of Falmouth is popular for sailing enthusiasts and is home to the National Maritime Museum.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

ENTRANCE HALLWAY

Staircase to first floor. Access to:-

LIVING ROOM 17' 3" x 10' 7" (5.25m x 3.22m) maximum measurements

Double glazed window to front elevation and double glazed French doors to exterior, double radiator.

DINING ROOM 10' 10" x 9' 11" (3.30m x 3.02m)

Double glazed window to front elevation, radiator. Access to:-

KITCHEN 14' 1" x 6' 10" (4.29m x 2.08m) maximum measurements

Double glazed window to rear elevation. A range of base and wall mounted storage cupboards, a range of work surfaces incorporating a one and a quarter stainless steel sink unit with mixer tap. Plumbing for automatic washing machine and dishwasher. Integrated cooker and hob. Part tiled walls and understairs storage cupboard.

REAR ROOM/UTILITY 9' 3" x 7' 0" (2.82m x 2.13m)

Double glazed door to exterior.

FIRST FLOOR LANDING

Double glazed window to rear elevation. Access to:-

BEDROOM ONE 11' 6" x 10' 10" (3.50m x 3.30m) plus recess

Double glazed window to front elevation. Recess with hanging rail plus additional built-in shelving and single shelved cupboard. Recess for desk and radiator.

BEDROOM TWO 10' 11" x 8' 10" (3.32m x 2.69m)

Double glazed window to front elevation and radiator.

BEDROOM THREE 8' 1" x 7' 11" (2.46m x 2.41m)

Double glazed window to rear elevation and radiator. Hanging rail recess.

WC

uPVC double glazed window to rear elevation. Low flush WC.

BATHROOM

Double glazed window to rear elevation. Panelled bath with shower over and pedestal wash and basin. Radiator, part tiled walls.

OUTSIDE FRONT

Immediately to the front of the property is an off-road parking space with a gateway leading to the property. The front garden has a deck with garden and access to a useful storage shed and a variety of shrubs.

REAR GARDEN

The rear garden is again enclosed with a concreted area and a further variety of shrubs and trees, a raised patio and a right of way for this property over the neighbouring property.

SERVICES

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

AGENT'S NOTES

The Council Tax Band for the property is band 'B'.

DIRECTIONS

Proceeding from Truro at Playing Place roundabout turn left into Holywell Road proceeding past the convenience store on the right hand side. Take the first turning on the left handside. Proceeding along for a short distance turning left into Penlee Villas, follow the road around to the left hand side which leads into a cul-de-sac where the property is located on the right hand side. If using What3words:- explored.squirts.answers

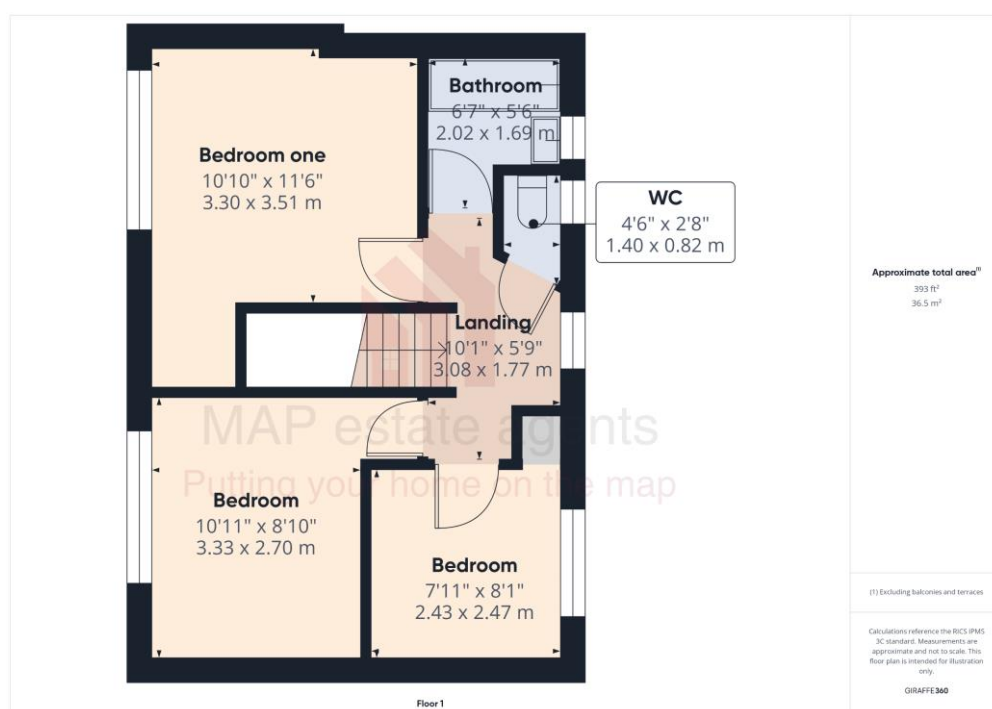
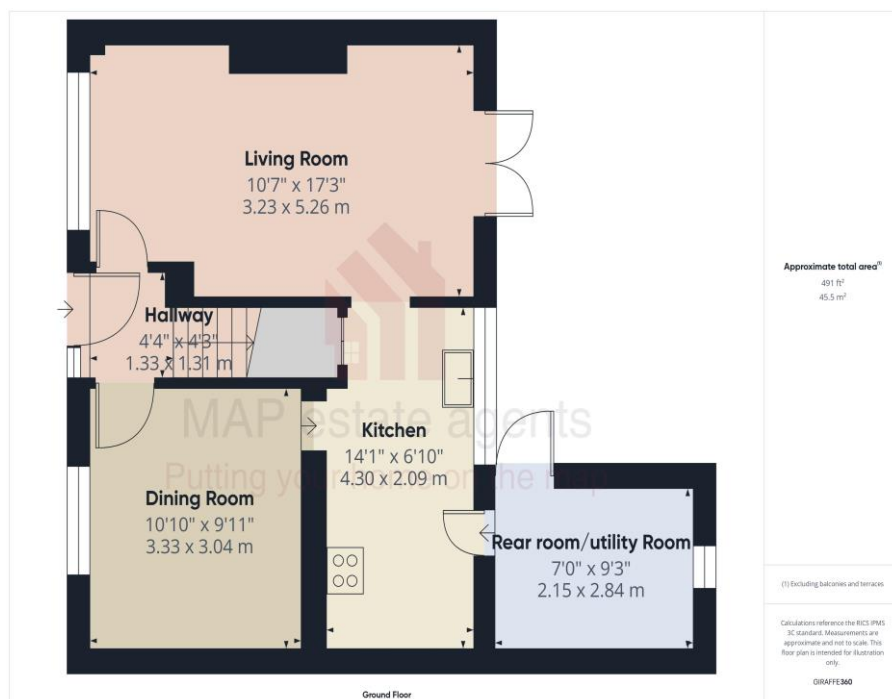


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	80
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Mid-terrace family home
- Three/four bedrooms
- Dining room and snug, rear room/utility room
- First floor bathroom and separate WC
- uPVC double glazing
- Gas fired central heating system
- Enclosed front and rear gardens
- Off-road parking space
- Popular village location
- Ideal position for access to Truro



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