

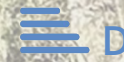


TOM WILLS
PERSONAL PROPERTY AGENTS

5 Higher Terrace

Ponsanooth, Truro, TR3 7EW

£400,000



5 Higher Terrace

Ponsanooth, Truro, TR3 7EW

Occupying a large 'double plot' this generous end of terrace 3 double bedroom house has a rare combination of spacious accommodation with generous garden areas and outhouses. There is masses of storage both inside and out including a double garage with inspection pit and spacious driveway parking. 5 Higher Terrace would make a great family home and may well tick all the boxes for keen gardeners or pet owners.

KEY FEATURES

- End of terrace house
- Ideal family home
- Appealing 'double' plot
- Built circa 1850
- Far reaching views
- Excellent elevated position
- Great village amenities
- 2 reception rooms
- 3 double bedrooms
- Large first floor bathroom plus ground floor shower room
- Air source central heating plus wood burning stove
- Boot room and utility
- 2 generous garden areas
- Detached garaging measuring (4.2m x 4.9m) and (2.4m x 4.7m) with inspection pit
- 3 car driveway parking
- Large pond
- 2 summerhouses/stores
- Elevated rear garden





THE PROPERTY

A charming end-of-terrace house, built circa 1850, boasting a unique and sizeable plot with far reaching views that sets it apart. This characterful house features two reception rooms, three spacious double bedrooms, a huge first floor bathroom and ground floor shower room plus utility, boot room and sun room. Fireplaces remain in both reception rooms, one of which has been installed with a wood-burning stove and the other could be 'opened up' for use as an open fire, if desired.



Unusually the property boasts two generous garden areas, a double garage with an inspection pit, and convenient driveway parking. Within the large front garden, a patio enjoys the far reaching views beyond which is a pond and lower lawn with summerhouse/store. A terraced rear garden can be accessed at both the ground and first floor accommodation.

Located in a village with great amenities including an excellent primary school, village shop and public house, this property is a rare find for those seeking a blend of history, convenience, and scenic surroundings. In all, a perfect family home!



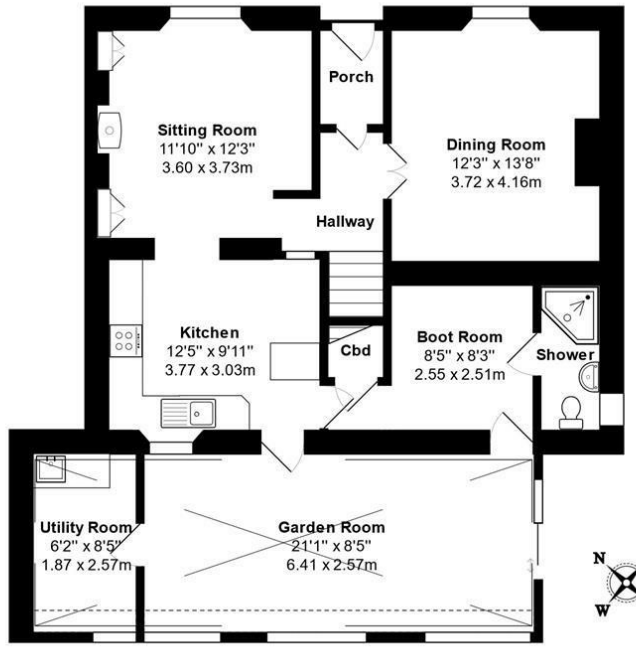
THE SITUATION

Within an elevated terrace close to the village centre in a non-estate setting. The property is within a short, easy walk of the excellent Kennall Vale Primary School and within just a 10 minute walk of the beautiful Kennall Vale Nature Reserve, a forested valley with flowing river and trails, favoured by walkers and wildlife enthusiasts alike. Also within an easy walking distance is the village shop and post office, public house and regular bus service to Falmouth, Truro and Redruth.

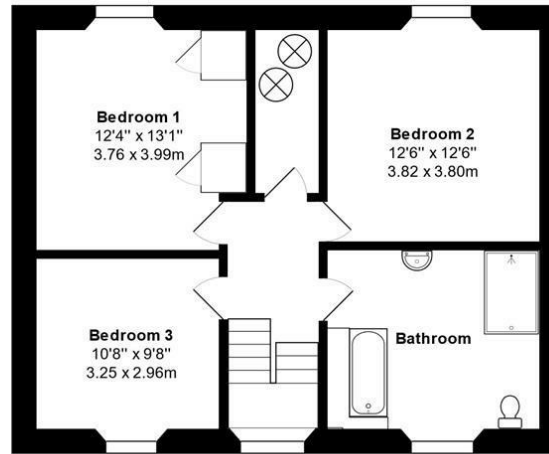
ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity, water, gas and drainage are connected to the property. Air source central heating. EPC - 66(D) . Council Tax - Band D. Possession - VACANT possession upon completion. VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.

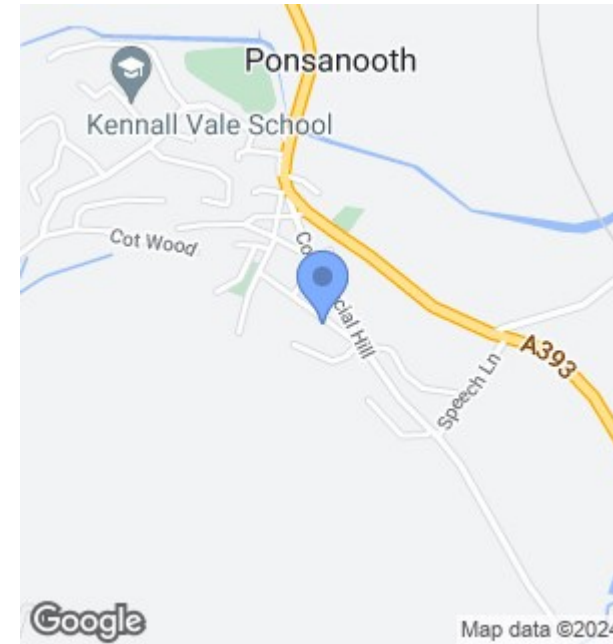




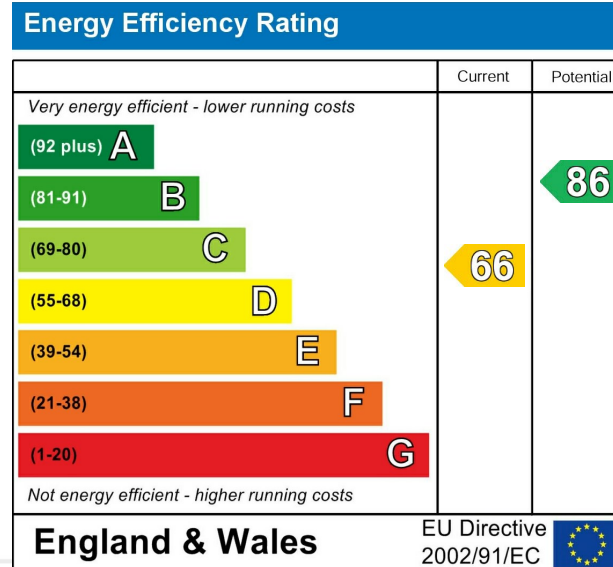
Ground Floor
Approx Area: 83.7 m² ... 901 ft²



First Floor
Approx Area: 62.9 m² ... 677 ft²
5, Higher Terrace, Ponsanooth, TR3 7EW
Total Approx Area: 146.7 m² ... 1579 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Graph



Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.