

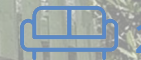


TOM WILLS
PERSONAL PROPERTY AGENTS

2 Hillbrow, School Hill

Perranwell Station, Truro, TR3 7LA

£430,000



2 Hillbrow, School Hill

Perranwell Station, Truro, TR3 7LA

This fine Edwardian semi-detached house features immaculately presented two bedroom accommodation and offers the potential to extend or convert the loft, subject to consents. The house has been sympathetically refurbished, extended and modernised to a high standard of specification with superb attention to detail. Located in the heart of this ever-popular village, the property includes a garage, parking, and a level, secure garden.



- Immaculately presented
- Edwardian semi-detached house. Built circa 1904
- 2 bedrooms with scope to extend
- Beautifully extended to the rear
- Attached garage
- Two car driveway parking
- Level, sunny and secure gardens
- Close to the village school
- Extremely well cared for
- Highly desirable village





KEY INTERIOR FEATURES

- Hardwood double glazed extension/sun room by 'David Salisbury' with far reaching views
- Stripped/treated timber floorboards
- Much original joinery
- Stylish column radiators
- Well maintained original sash windows
- Living room with bay window and wood burning stove
- Spacious kitchen featuring Indian River granite worktops and delabole slate flooring
- Masses of storage - both inside and out
- Superbly appointed bath/shower room
- Scope to extend into the loft or to the side, subject to consents

KEY EXTERIOR FEATURES

- Recently renewed external lime render
- Replacement natural slate roof
- Attached garage plus various external stores
- Double parking
- Level secure and sunny garden
- Lovely period entrance and front patio
- Extremely well maintained throughout

THE SITUATION

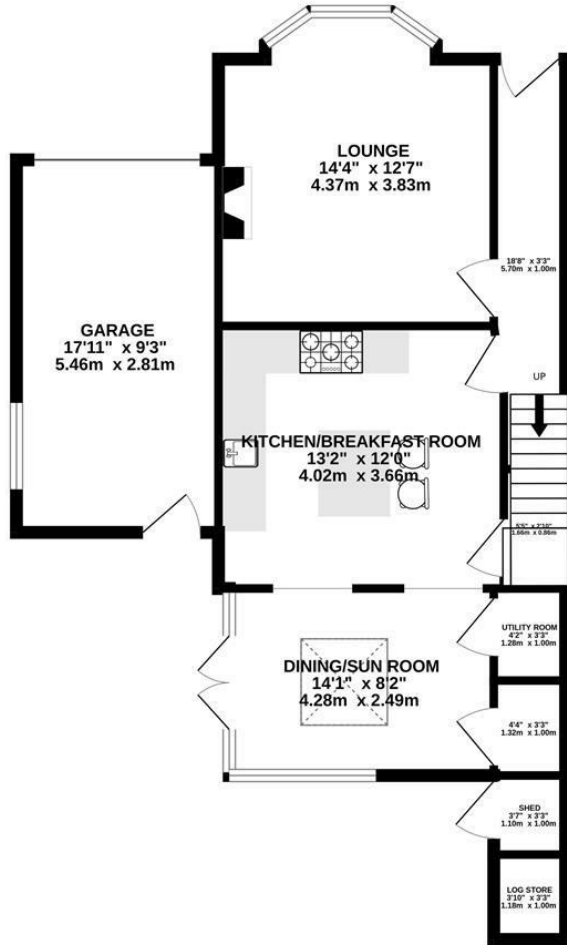
Perranwell Station is a conveniently positioned village approximately 5 miles from both the Cathedral City of Truro and Port of Falmouth. Excellent village amenities/facilities include a village shop, 'The Royal Oak' public house, village hall, primary school, cricket & football clubs, day nursery and classic car garage. What makes Perranwell really stand out is the direct rail link to Truro, Falmouth and Penryn. This branch line regularly travels between the three towns during the day, into the evening including weekends, a real rarity for any village in South Cornwall. Truro Station then links directly to London Paddington Station.

ADDITIONAL INFORMATION

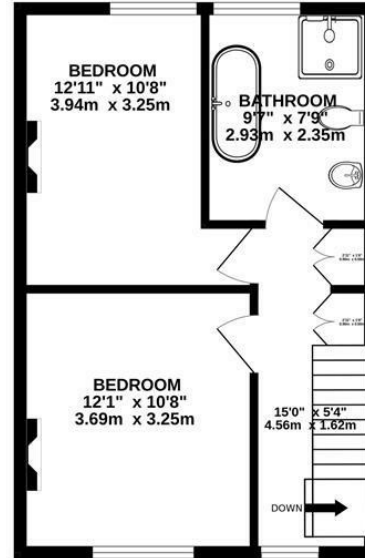
Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase - to be confirmed. Services - Mains gas, electricity, water and drainage. Council Tax - Band C. EPC rating - 56 (E). Gas fired central heating. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**



GROUND FLOOR
704 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.




TOTAL FLOOR AREA: 1096 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	50	
England & Wales		EU Directive 2002/91/EC 

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

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