



18 Polsue Way, Tresillian, Truro, TR2 4BE
£425,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached bungalow
- Village location, 2 miles from Truro
- Elevated position, panoramic river views
- Three bedrooms plus self-contained room
- Detached single garage & lots of parking
- Front & rear gardens
- No onward chain
- Video tour available



A detached three bedroom bungalow in the lovely village of Tresillian, 2 miles from Truro. Panoramic river views, front & rear gardens, detached garage and plenty of parking as well as a versatile self-contained room with en-suite. Available with no onward chain.



The Property

This 1960's detached bungalow is located in an elevated position overlooking the village with stunning panoramic views of the Tresillian tidal river. Three bedroom accommodation plus a self-contained room with en-suite, front & rear gardens, detached single garage and plenty of driveway parking.

Entering the property you are met with a large, light porch; two doors then open to a fully fitted modern kitchen with separate utility area and a lovely living room which enjoys the far reaching river views. To the other end of the property a hallway provides access to the three bedrooms (two doubles and a single) as well as a bathroom and a WC. Set separately from the main property on the lower level is a converted garage now providing a multi-purpose room with an en-suite shower room, perfect as annexe accommodation, work from home office or hobby room with its own little gravel seating area to the front.



Outside there are front and rear gardens laid with lawns and planted beds with a rear patio area and a super large front balcony with a sunny South/East orientation providing the perfect place to take in the views. To the front of the plot is a detached single garage, level off street parking for two cars and a further driveway on the hill leading up to the property providing plenty of parking for at least a further three vehicles.

This versatile property is in a great location with stunning views and lots to offer, available with no onward chain.

The Location

Located in an elevated position yet in the centre of the village, Polsue Way is a great spot offering convenience yet tranquillity. Tresillian is a lovely village located 2 miles (5 minute drive) North/East of Truro perched above the Tresillian River leading in to the Truro River and Carrick Roads beyond. There are great amenities here with a petrol station with SPAR shop and post office, village hall, nursery, Wheel Inn pub and excellent Mary's Pastys. You are very quickly out into the countryside here, there are lovely walks nearby heading South/East towards Pencalenick, St Clements and Malpas along the river as well as a public footpath on Higher Polsue Way leading out into the fields and countryside behind. Heading out of the village North you'll be on the A30 in less than 15 minutes and there are excellent transport links with buses heading in all directions nearby. To the East you can be on the stunning Roseland Heritage Coast in around 5 minutes enjoying the likes of St Mawes, Portscatho and Carne Beach to name a few.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.

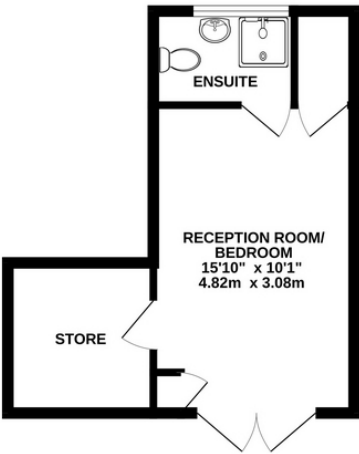


View from balcony
over Tresillian River

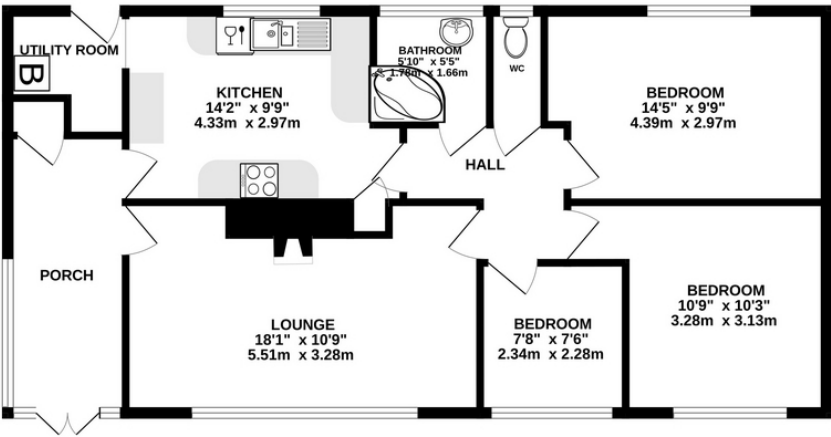


Floorplan

LOWER GROUND FLOOR
267 sq.ft. (24.8 sq.m.) approx.



GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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Property Information

Tenure: Freehold


Council Authority: Cornwall

Council Tax Band: D

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Likely (all networks)

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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