



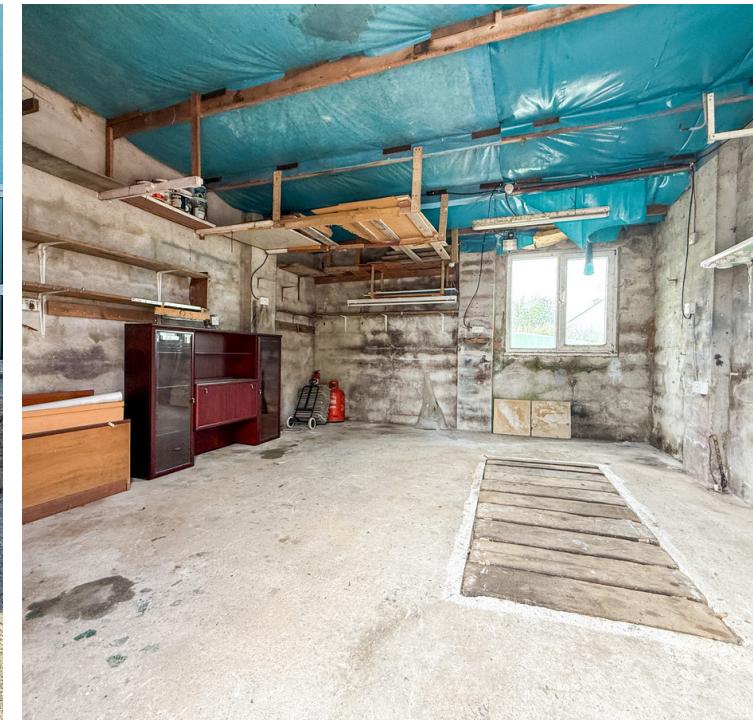
17 Penlee Villas, Playing Place, Truro, TR3 6EY
£250,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- End of terrace double fronted house
- Sought after village
- Project purchase
- Three bedrooms, bathroom
- Two reception rooms, kitchen
- Large workshop/garage
- No onward chain
- Video tour available



A double fronted end of terrace house located in the sought after village of Playing Place. A project purchase comprising three bedroom, two reception room accommodation complete with large workshop/garage. No onward chain.



The Property

A great project opportunity to purchase this end of terrace double fronted 1950's built house in sought after Playing Place.

The well-proportioned accommodation on the ground floor comprises entrance hall, full length dual aspect living room, dining room through to kitchen (which could be converted to be open plan) and separate utility with WC to the rear. On the first floor there are three bedrooms (two large doubles and a good sized single) as well as a family bathroom. There is gas central heating, double glazing and the external elements of the property have been well maintained meaning this is a great chance to put your personal stamp on a house with internal cosmetic upgrading.

Outside there is a gravelled area to the front for outside seating and side access to the rear. At the back of the property is hard standing parking for up to two vehicles and a detached garage/workshop which is a great size with good ceiling height, power, light and an inspection pit.

For those wanting to be in this lovely location at an affordable price with the chance to create something personal to you then this is the one! Available with no onward chain.

The Location

Playing Place is a wonderful village located only 2 miles South of Truro and on the edge of the stunning coastal creeks of the Carrick Roads and surrounding countryside - including Trelissick, Feock and Loe Beach to name a few. The village itself has amenities including a SPAR shop, community centre, snooker club, park and petrol station. Schooling is available nearby with Kea and Devoran primary schools as well as a good selection of secondary schools in Truro as well as the Penwith college campus. Public transport is readily available with bus stops leading from the village in the direction of Truro or Falmouth on a regular basis. Driving you can be on the A30 to head in either direction in around 15 minutes.

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.





Property Information

Tenure: Freehold

Council Authority: Cornwall

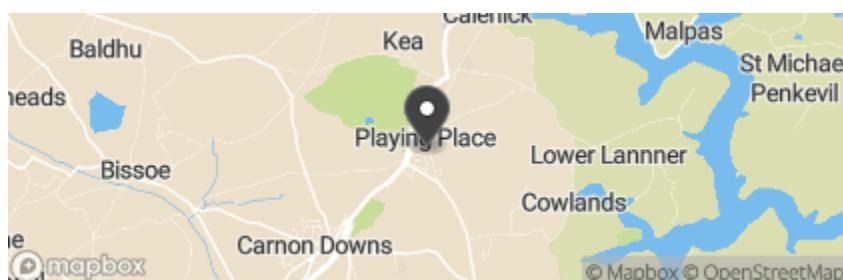
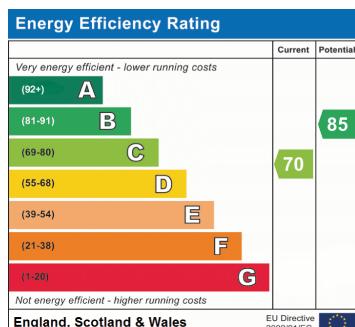
Council Tax Band: B

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

Mobile Signal Externally: Likely (all networks)

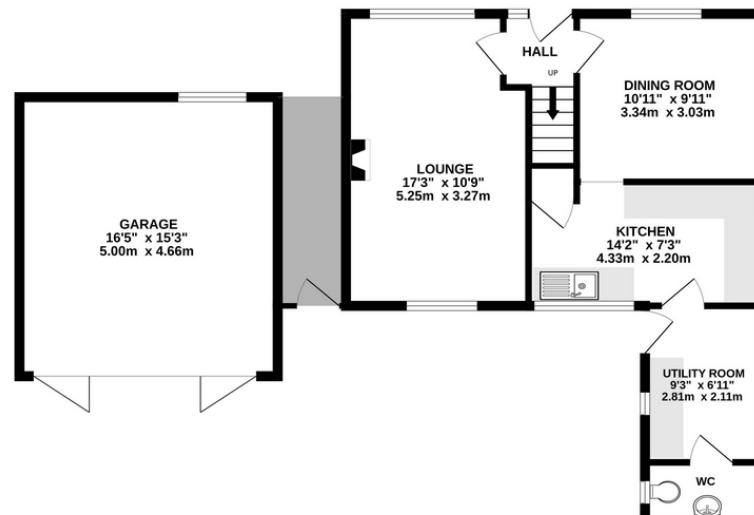
Broadband: Superfast available. Max Download 52Mbps. Max Upload 10Mbps.

Note: The property has had a mundic test completed in April 2025 which confirmed a passed 'A1' classification meaning the property is fully mortgageable.

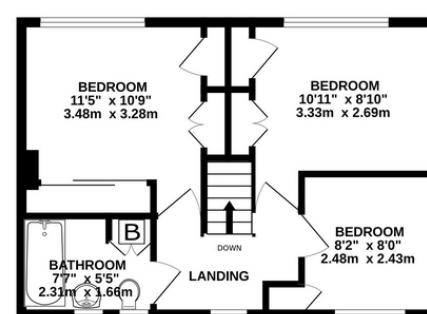


Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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