



Magnolia Cottage, 10 Commercial Hill, Ponsanooth, Truro, TR3 7EP

Guide Price £325,000

A well presented and conveniently located 2 bedroom semi-detached cottage in the heart of the ever-popular village of Ponsanooth. Offering character features, an extended ground floor layout and a large, detached studio/workshop. The property is light and neutral throughout, has allocated off-road parking to the front, and gas fired central heating. A great first time purchase.

Key Features

- Character cottage
- Popular village location
- Off-road parking
- Situated centrally between Falmouth and Redruth
- 2 bedrooms
- Large separate studio/office with direct side access
- Rear garden
- EPC rating D



THE ACCOMMODATION COMPRISES

From the tarmacadam driveway, a uPVC obscure pane front entrance door opens into the:-

SITTING ROOM

Wooden flooring, stone fireplace with wood burning stove, double glazed uPVC sash window to front aspect. Radiator, wall-mounted uplighter, electrical consumer unit, stairs to first floor.

STUDY/DINING ROOM

Currently utilised as a study, with potential to become the dining room. Continuation of wooden flooring, feature iron Cornish oven, built-in shelving within recess, radiator, two wall-mounted uplighters.

KITCHEN

Terracotta tiled flooring, built-in base units with roll top worksurface below, inset chrome sink with drainer and mixer tap. Wall-mounted shelving, freestanding oven with four ring gas hob and extractor fan, space and plumbing for washing machine, space for undercounter appliances. Radiator, ceiling spotlights, gas fired boiler providing domestic hot water and heating. Dual aspect uPVC double glazed windows, uPVC double glazed dual panel door to the rear garden.

BATHROOM

A three piece suite comprising low flush WC, wash hand basin with mixer tap and built-in storage under, and bath with overhead mains powered shower. Terracotta tiled flooring, dome ceiling light, extractor fan, wall-mounted mirrored cabinet, heated towel rail, uPVC obscure pane window.

FIRST FLOOR

LANDING

Wooden flooring, wall-mounted uplighters, ATC electric heater, doors to both bedrooms.

BEDROOM ONE

Measurements narrowing 3.24m x 3.09m (10'7" x 10'1"). Continuation of wooden flooring, painted exposed stone chimney breast, shelving within recess. Pendant light, uPVC double glazed sash window to front aspect, radiator, built-in wardrobe space.

BEDROOM TWO

Continuation of wooden flooring, double glazed window to rear aspect, radiator

THE EXTERIOR

REAR GARDEN

A level area with patio leading to a lawned area. Stepping slabs lead towards the studio at the rear of the garden. Exterior water tap. Utility pole with power lines.

STUDIO

Dual aspect wooden framed windows with wooden framed glass entrance door. With power sockets, fuse board, wall-mounted electric heater, and separately accessed bike store to the side.

FRONT

Tarmacadam driveway with gravel to one side, partially enclosed by Cornish-style walling. Water meter, uPVC obscure pane front entrance door.

GENERAL INFORMATION

SERVICES

Mains water, gas, drainage and electricity are connected to the property. Gas fired central heating. ATC electric heater to landing.

COUNCIL TAX

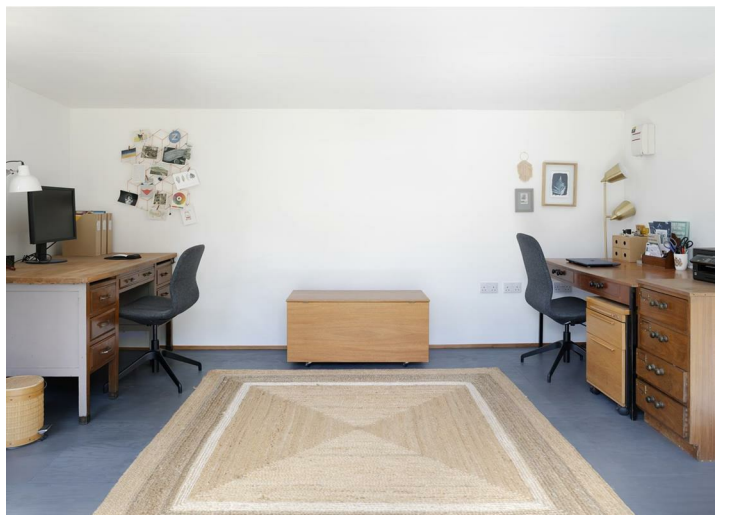
Band B - Cornwall Council.

TENURE

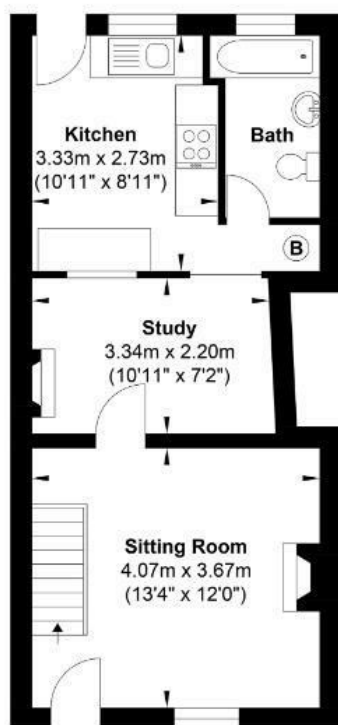
Freehold.

VIEWING

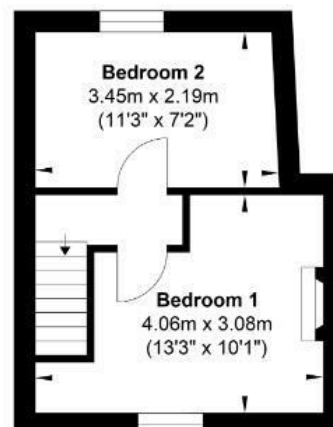
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Ground Floor



First Floor

Gross Internal Floor Area : 57.30 m2 ... 616.77 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.