



Wyndways, Playing Place

£535,000



CLIVEPEARCE

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A very spacious three bedroom detached bungalow with refitted kitchen and shower room, conservatory / sunroom and garage, set in a large level garden plot and conveniently located next to the bus stop in popular Playing Place. Mains gas central heating and UPVC double glazing.

Property Description

Why You'll Like It

This surprisingly large 3 bedroom detached bungalow stands in an expansive relatively level and sheltered garden plot in an exceptionally convenient location close to the village shop and petrol station, village hall, snooker club and bus stop.

The property is approached by a long driveway to a large parking and turning area. There's a handy entrance porch leading to a spacious I-shaped hallway.

The kitchen has been refitted with a range of base, wall and tower units with stylish quartz work surfaces and feature corner carousel units. There are quality appliances built in with a Bosch multi function oven and Bosch ceramic hob along with an integrated washing machine and space and plumbing for a dishwasher. The kitchen also has a very handy larder cupboard and there is a glazed door opening to the dining room which in turn is open plan with the living room where there is a cosy gas fire in an attractive brick surround.

From the living room there is a door to a sunroom / Conservatory which has French doors out onto the rear garden.

The property has three generous bedrooms, (the primary bedroom also has French doors to the garden) and there is a modern shower room with large shower enclosure and basin and WC with fitted cabinetry. There is also a separate cloakroom / WC. The property has a second entrance at the front leading to the kitchen and the garage which is connected by an integral door and also has an electric roller shutter door to the front.

The garage is very spacious with a window to the side and high vaulted ceiling with beams and there is a gardener's WC at the rear of the garage and further back door.

Outside, the garden continues around the edge of the property and to the front there is a large lawned area with a summer house and greenhouse. There is a very good degree of privacy provided by substantial fencing and hedging and the garden enjoys a good deal of sunshine throughout the day. It is worth noting that there may be further potential to either extend or build subject to any necessary consent.

Where It Is

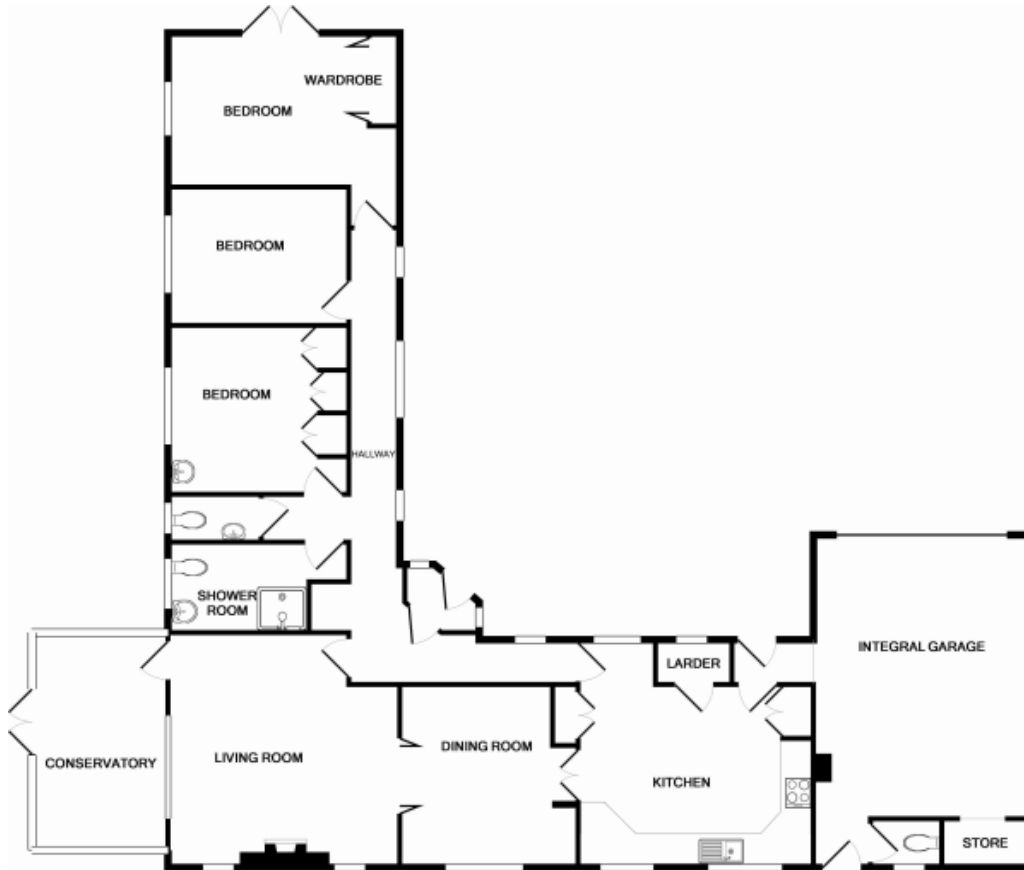
The village of Playing Place just outside Truro has excellent road links and a cycle route to the city. The village is in an ideal location and is close to the highly sought after primary school at Kea. There is a convenience shop, post office and petrol station close by and rural walks are within easy reach. The community hall is along the road along with a popular and well equipped public play area and there is a pretty church at Kea a short distance away.

Services And Tenure

The property is freehold and has mains water, mains electricity and mains gas. Drainage TBC. Construction date thought to be 1953. The property was tested for mundic in 2016 and passed stage 2 testing to be awarded an A2 classification (meaning that it "IS SUITABLE FOR MORTGAGE LENDING"). Purchasers are of course advised to carry out their own enquiries, searches and / or surveys. Council tax band E.

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WYNDWAYS, OLD COACH ROAD, PLAYING PLACE, TRURO, CORNWALL, TR3 6HA.
TOTAL APPROX. FLOOR AREA 1631 SQ.FT. (151.5 SQ.M.)

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.
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Living Room 15' 1" x 14' 5" (4.6m x 4.4m)

Sun Room / Conservatory 13' 9" x 8' 6" (4.2m x 2.6m)

Dining Room 11' 6" x 9' 10" (3.5m x 3m)

Kitchen/Breakfast Room 15' 1" x 11' 6" (4.6m x 3.5m)

Shower Room

Bedroom One 14' 9" x 9' 10" (4.5m x 3m)

Bedroom Two 11' 6" x 8' 10" (3.5m x 2.69m)

Bedroom Three 10' 10" x 9' 4" (3.3m x 2.84m)

Garage 18' 0" x 14' 0" (5.49m x 4.27m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		