



Lanyon Road, Playing Place, Truro

£399,950



CLIVEPEARCE

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In a superb location on a delightful corner plot, this detached four bedroom property offers great flexibility and delightful established gardens. Driveway parking and garage. NO ONWARD CHAIN.

Property Description

Why You'll Like It

Offering great flexibility, this detached family home is located on a large corner plot and is available without any onward chain. Set back from the pavement with a front garden and driveway the setting within this popular cul de sac is attractive. Once inside, the accommodation on the ground floor comprises a living room with a gas fire, dining room, kitchen with gloss cabinets, plenty of workspace and a door to the garden. There is plenty of room for appliances. There is a ground floor bedroom which leads to a second room allowing many options depending on what works for your family. It could be a fourth bedroom with office or dressing room or perhaps just an additional work space or music room. A very useful internal door from the hall leads straight into the garage. A cloakroom/WC completes the ground floor. Upstairs you'll find three bedrooms and the family bathroom with a separate WC. The property benefits from gas central heating. The outside space is good with a larger than average established garden thanks to the location on the corner. The generous lawn is flanked by mature hedges and trees.

Where It Is

Lanyon Road is a residential road in the centre of the village of Playing Place just outside Truro. With excellent road links 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 and cycle routes are within easy reach. The community hall is a short walk away along with a popular and well equipped public play area and there is a pretty church at Kea nearby. Watersports enthusiasts will find sailing, windsurfing and kayaking on offer at Loe Beach (Feock) nearby. The neighbouring village of Carnon Downs has many useful additional facilities including doctors, butchers and garden centre and The Punchbowl and Ladle pub is at nearby Penelewey. Kayakers and paddle boarders will love the creeks of Cowlands and Coombe. Playing Place is served by regular buses to Truro and Falmouth making it a great location to base yourself.

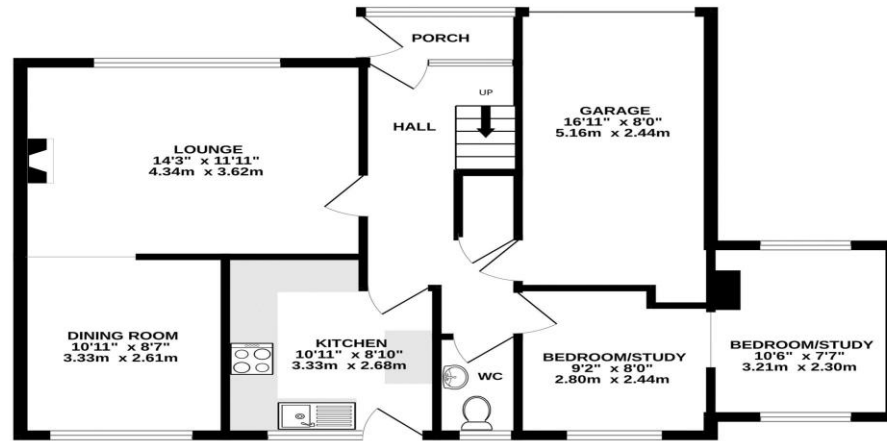
Services and Tenure

Freehold Council Tax Band D Mains electric, water, drains and gas. AGENTS NOTE:- Please note that the shed and the greenhouse will not be included in the sale.

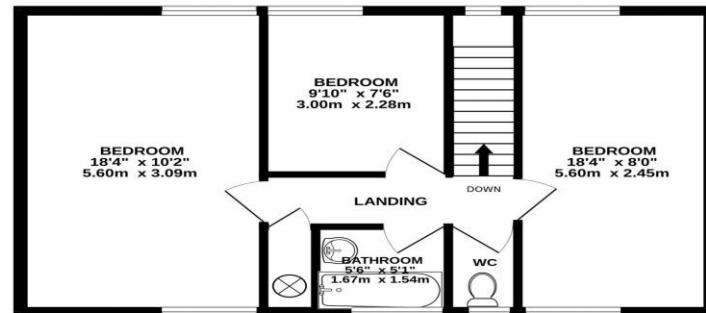
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GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		