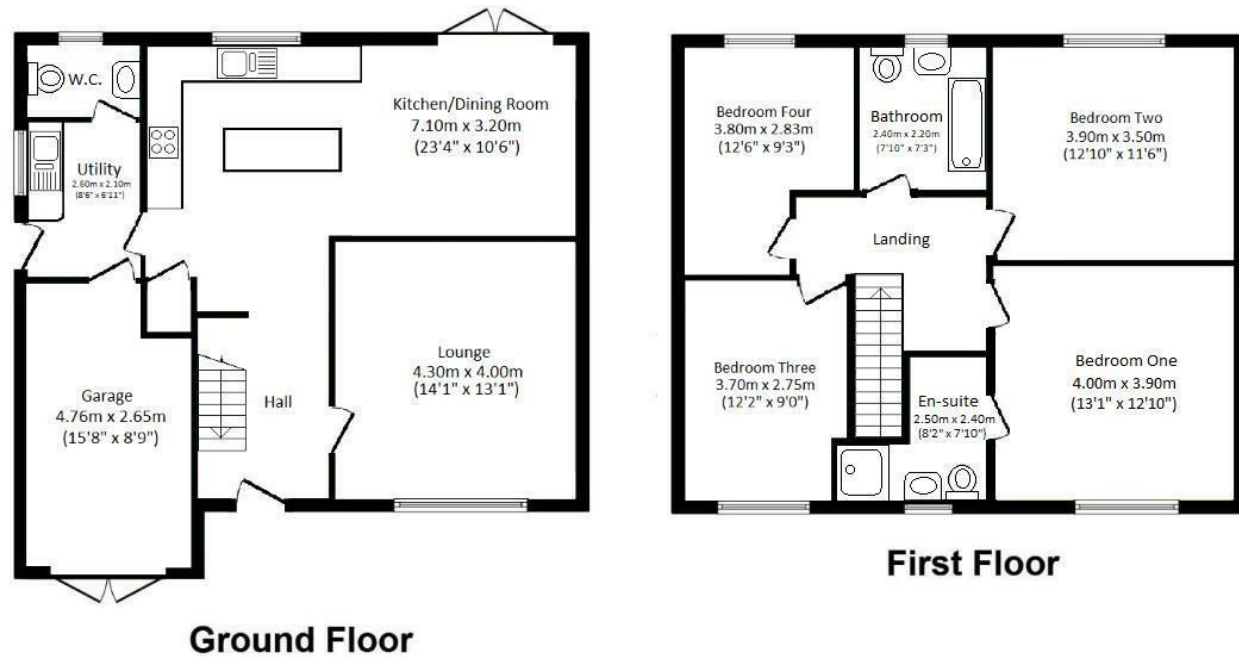


LADOCK



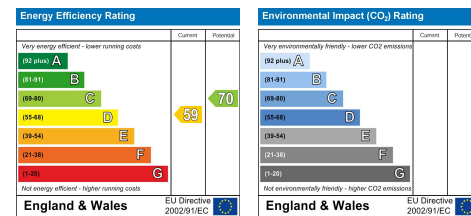
Total floor area 143.0 sq.m. (1,539 sq. ft.) approximately



KEY FEATURES

- Four Bedrooms
- Sitting Room
- Utility Room, Cloakroom
- Integral Garage
- Gas Central Heating
- Master En Suite
- Kitchen/Dining Room
- Bathroom
- Parking For Two/Three Cars
- Enclosed Gardens

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



OAK TREE HOUSE, LADOCK, TRURO, TR2 4PG  
DETACHED MODERN HOUSE IN TUCKED AWAY LOCATION

Situated within a short walk of the centre of the village yet away from the main thoroughfare. Beautifully presented to the highest of standards with quality fixtures and fittings throughout. Four bedrooms (master en-suite) entrance hall, sitting room, kitchen/dining room, utility, cloakroom and bathroom. Integral garage, ample parking and gardens. LPG central heating. Double Glazing. Council Tax Band D. EPC - D

GUIDE PRICE £525,000

CONTACT US

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## GENERAL COMMENTS

Oak Tree House is a very attractive detached modern house that was built in 2009 by well regarded builders. The property is tucked away in a very quiet position yet is within a short stroll of the village centre and walking distance of the park. The house is beautifully presented throughout with good size rooms and has a feeling of light and space throughout with double glazing and LPG central heating. There are four bedrooms, the master has an en-suite shower room, well fitted kitchen/dining room with integral appliances, sitting room, utility room, cloakroom and good size family bathroom. Outside is a private enclosed rear garden which has been landscaped with Cornish stone terraces and includes a summer house, there is also a hot tub that will be included in the sale. At the front is ample parking for two cars and there is a good size integral garage.

## LOCATION

Ladock is a thriving community approximately seven miles east of Truro city. There is range of village facilities including public house, primary school, parish church and a modern village hall with regular clubs and activities. Probud is within a couple of miles where there are further facilities including shops, post office, pubs and takeaway restaurants. Truro is renowned for its excellent shops as well as a good selection of bars, restaurants and main line railway link to London and the north. The property is ideally located for access to the south and north Cornish coasts and Newquay airport is approximately thirteen miles to the north.

In greater detail the accommodation comprises (all measurements are approximate):

## ENTRANCE HALL

A spacious hallway. Doors to sitting room and kitchen/dining room. Stairs to first floor. Radiator.

## SITTING ROOM

14'1" x 13'1" (4.30m x 4.00m)  
A well proportioned room. Window to front. Mock feature fireplace with electric fire. Telephone point. Radiator.



## KITCHEN/DINING ROOM

23'3" x 10'5" (7.10m x 3.20m)  
Excellent range of base and eye level kitchen units. New stainless steel Rangemaster electric cooker with splashback panel and stainless steel hood over. Solid wood worktops incorporating one and a half bowl enamel sink. Island unit with drawers and wine cooler below and breakfast bar area. Space for fridge/freezer, space and plumbing for dishwasher. Understairs storage cupboard. Window to rear with blind. French doors opening into rear garden. Radiator.

## UTILITY ROOM

8'6" x 6'10" (2.60m x 2.10m)  
Base and eye level units. Single stainless steel sink/drain. Solid wood worktops with space and plumbing for washing machine and tumble dryer below. Window to side and glazed door opening to outside. Radiator. Doors to cloakroom and integral garage.

## CLOAKROOM

Low level w.c, pedestal wash hand basin. Heated towel rail. Extractor Fan. Frosted window to rear.

## FIRST FLOOR

LANDING - Loft access.

## BEDROOM ONE

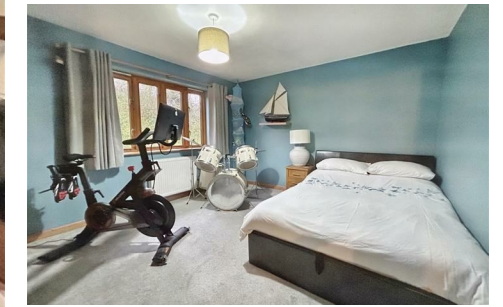
13'1" x 12'9" (4.00m x 3.90m)  
Window to front. Radiator. Door to:

## EN SUITE

A newly fitted white suite with low level w.c, vanity sink unit. Shower with fully tiled surround and glazed doors. Window to front. Heated towel rail.

## BEDROOM TWO

12'9" x 11'5" (3.90m x 3.50m)  
Window overlooking the rear garden. Radiator.



## BEDROOM THREE

12'1" x 9'0" (3.70m x 2.75m)  
Window overlooking the front garden. Radiator.

## BATHROOM

7'10" x 7'2" (2.40m x 2.20m)  
A tiled room with modern suite comprising low level w.c, pedestal wash hand basin, bath with shower over. Tiled floor. Heated towel rail. Frosted window to rear. Extractor fan.

## BEDROOM FOUR

12'5" x 9'3" (3.80m x 2.83m)  
Window overlooking the rear garden. Radiator.

## OUTSIDE

The property is approached over a gravelled driveway that provides parking for two cars and access to the integral garage. There is access around both sides of the property to the rear garden.

## INTEGRAL GARAGE

15'7" x 9'0" (4.76m x 2.75m)  
Garage door. Light and power. New LPG central heating boiler.

## REAR GARDEN

There are patios on either side of the house proving sitting out space. On the northern side of house is a larger area where a six person "Hot Spring" relay hot tub has been installed and this is included in the sale.

The rear garden is very private and enclosed within a newly erected wooden fence. It has been terraced and includes a level lawn with Cornish stone retaining walls with deep flower beds planted with mature shrubs and plants. A pathway leads to the top of the garden to a large children's wooden playhouse.

## LADOCK PARK

At the end of the no through road is Ladock Park. A fantastic area for children with football pitch, climbing frames, swings and a great cycling track, perfect for young children.

## SERVICES

Mains water, electric and drainage. LPG central heating.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DIRECTIONS

Proceed into Ladock from the Truro direction on the B3275 and turn left immediately opposite the Falmouth Arms public house. Proceed over the bridge and look out for the right hand turning which leads to the playing field. Drive past Bissick Manor Barn and the property is the second on the left.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.