

PENDOWER ROAD, VERYAN



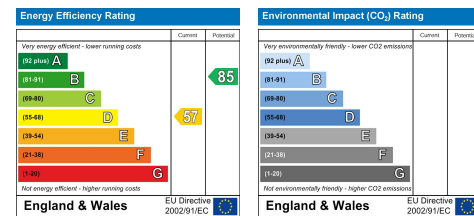
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KEY FEATURES

- Semi Detached
- Three Bedrooms (Optional Fourth)
- Sitting Room
- Kitchen/Dining Room
- Bathroom & Separate W.C
- Utility Room
- Off Road Parking & Double Garage
- Range of Outbuildings
- Lovely Gardens
- Sought After Location

ENERGY PERFORMANCE RATING



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PENDOWRICK PENDOWER ROAD, VERYAN, TRURO, TR2 5QL
SEMI DETACHED PROPERTY SITUATED IN SOUGHT AFTER LOCATION

This three/ four bedroom semi-detached property has been recently updated with an air-source heat pump serving the central heating. Situated in the beautiful village of Veryan, it is surrounded by rural views and is a twenty minute walk to Carne beach and the coastal path. There is ample parking, a double garage and storage space in two outbuildings.
EPC - D. Freehold. Council Tax - D.

GUIDE PRICE £495,000

THE PROPERTY

Pendowrick comprises an entrance porch, sitting room with wood burner, kitchen/diner with Aga, utility and bathroom. To the first floor there are three double bedrooms and a w.c., the master bedroom with a fourth smaller bedroom leading from it, possibly ideal to use as an office space. The updated quality sliding sash double glazed windows look out over unspoiled rural views, the property being situated in a lovely position within the village. An efficient air source heat pump system has been recently installed. Externally there is a large driveway sweeping around to the rear, past a lawned garden, apple tree, 'breakfast terrace', vegetable patch, store, workshop, car port and double garage.

VERYAN

Veryan is situated in the heart of The Roseland Peninsula and is famous for its picturesque round houses built by a local clergyman in the 19th century. The village lies within a mile of the sandy beaches of Pendower and Carne where there is access to some superb coastal footpaths and open National Trust land with beautiful walks. The Green is on the edge of the village and it is just a short walk down to the centre of the village which offers a thriving community with excellent day to day facilities, including a Post office, primary school, church, pub and sport club with indoor bowls and tennis courts. There is a local bus service connecting to St. Mawes and Truro. For a more comprehensive range of shopping facilities the cathedral city of Truro is approximately 12 miles distance and offers banking and shopping facilities and an assortment of recreational activities. There is also a mainline railway station linking to London Paddington.

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

GROUND FLOOR**FRONT PORCH**

Windows to front and side with seating and door into;

SITTING ROOM

18'4" x 13'1" (5.60m x 4.00m)

Dual aspect room with windows to front and side. Feature fireplace with wood burning stove in situ. Tiled flooring. Stairs rising to first floor and door into;

KITCHEN/DINING ROOM

12'2" x 11'9" (3.71m x 3.58m)

A dual aspect room with window to side and rear comprising a range of base and eye level units with worktops over. Newly installed electric AGA.

UTILITY ROOM

Window to rear. Stainless steel sink and washing machine.

BATHROOM

7'2" x 5'2" (2.18m x 1.57m)

Comprising bath with shower over, pedestal hand wash basin and low level W.C. Window to rear.

REAR PORCH

Useful coat and boot storage space. Door to rear.

FIRST FLOOR**BEDROOM ONE**

11'7" x 9'8" (3.53m x 2.95m)

Window to front and fitted wardrobe. Double doors opening into fourth bedroom;

**BEDROOM/OFFICE**

Also window to front; potential for dressing room or office space.

BEDROOM TWO

10'2" x 8'2" (3.10m x 2.49m)

Window to side with fitted wardrobes. Radiator.

BEDROOM THREE

11'4" x 9'6" (3.45m x 2.90m)

Window to rear with fitted wardrobes. Radiator.

W.C.

Comprising a newly installed pedestal hand wash basin and low level W.C. With airing cupboard housing the hot water cylinder.

OUTSIDE

A driveway proceeds down the side of the property and wraps around to the rear leading to the outbuildings and double garage. There is a mature cottage garden to the front with a vegetable bed, breakfast terrace, apple tree, lawn and children's play house to the side and rear.

DOUBLE GARAGE

20" x 22'3" (6.10m x 6.78m)

Two metal up and over doors and formerly a workshop, a versatile space ideal for storage, parking or can be utilised as a workshop once again.

OUTBUILDINGS

Two useful out houses perfect for storage with power connected.

SERVICES

Mains water, electric and drainage. Air source heat pump that was newly installed in February 2023.

N.B

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

However, the current client has a certificate of compliance for the electrical circuit.

COUNCIL TAX

D.

TENURE

Freehold.

DIRECTIONS

Proceeding into Veryan when approaching via the A3078 Tregony to St. Mawes Road continue into the very centre passing the church and primary school and then on past the New Inn towards the coast. This is Pendower Road and the property will be easily located on the left hand side immediately after the "Round Houses".

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.

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