



36 OLD COACH ROAD  
PLAYING PLACE, TRURO,  
TR3 6ET

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# 36 OLD COACH ROAD

PLAYING PLACE TRURO

TR3 6ET

EXTENDED AND REMODELLED DETACHED  
BUNGALOW IN SOUGHT AFTER LOCATION

Beautifully presented and highly versatile.

The property, currently a superb family home, offers potential for a fourth bedroom or an integral annexe with the master bedroom, en-suite, and utility room.

The new extension, featuring a vaulted ceiling and large windows, floods the living space with natural light and opens onto private gardens.

Ample parking is available with potential for more.



GUIDE PRICE £699,950

*Philip Martin*

PHILIP MARTIN

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## GENERAL COMMENTS

36 Old Coach Road is a detached bungalow which has recently undergone complete refurbishment as well as a stunning extension to the rear. The accommodation is not only beautifully presented throughout, it is also extremely versatile. There is the possibility of creating a fourth bedroom with the addition of an internal stud wall within the reception room as well as the potential of an integral annexe with the master bedroom, en-suite and utility. However the property is currently a superb family home and offers all the space of a modern day house.

The new extension has transformed the living space. The vaulted ceiling and large windows provide plenty of natural light and all of which opens onto and overlooks the private gardens. There is ample parking and potential to make more if required.

The property is perfectly positioned on one of the most sought after residential roads in the village with quick and easy access to the primary school at Kea as well as the local amenities in the village and of course Truro. This bungalow will undoubtedly be of huge appeal to a wide range of the market and an early viewing is advised.

## PLAYING PLACE

Playing Place is a very desirable residential locality about three miles or thereabouts south west of Truro and not far from the larger village of Carnon Downs where there are a selection of local facilities.

Playing Place has a good village store and Kea Primary School is literally just along the road. Playing Place also lies within two to three miles of Feock and Loe Beach and hence easily accessible to the River Fal and Carrick Roads estuary.



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## TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

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

## ENTRANCE HALL

With cloak cupboard and airing cupboard housing central heating boiler.

*Philip Martin*





#### RECEPTION ROOM

4.56 x 3.26 (14'11" x 10'8")  
Potential for a 4th bedroom if required.

#### DINING ROOM

3.35 x 3.12 (10'11" x 10'2")  
Open to the new extension.

#### OPEN PLAN LIVING ROOM

7.76 x 4.17 (25'5" x 13'8")  
A stunning new living space.

#### KITCHEN

Fitted with a range of appliances including dishwasher, wine cooler, oven and hob and fridge freezer as well as a good range of units.

#### UTILITY

2.68 x 2.07 (8'9" x 6'9")  
Space and plumbing for washing machine and tumble dryer.

#### SHOWER ROOM

2.94 x 1.62 (9'7" x 5'3")

#### MASTER BEDROOM

5.38 x 3.64 (17'7" x 11'11")

#### EN-SUITE

2.64 x 2.53 (8'7" x 8'3")

#### BEDROOM 2

4.27 x 2.93 (14'0" x 9'7")

#### BEDROOM 3

4.43 x 2.26 (14'6" x 7'4")

#### OUTSIDE

The property is approached from the pretty tree lined Old Coach Road via a driveway with parking for several cars and a front garden.



There is access to either side of the bungalow to the rear. Recently landscaped with a large patio area, ideal for sitting out as well as bordered beds and gravelled paths leading to the lawn which backs onto woodland which provides a high degree of privacy and seclusion. There is also a large garden shed.

#### SERVICES

Mains water, electric, gas and drainage.

#### 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.

#### COUNCIL TAX

Band D

#### TENURE

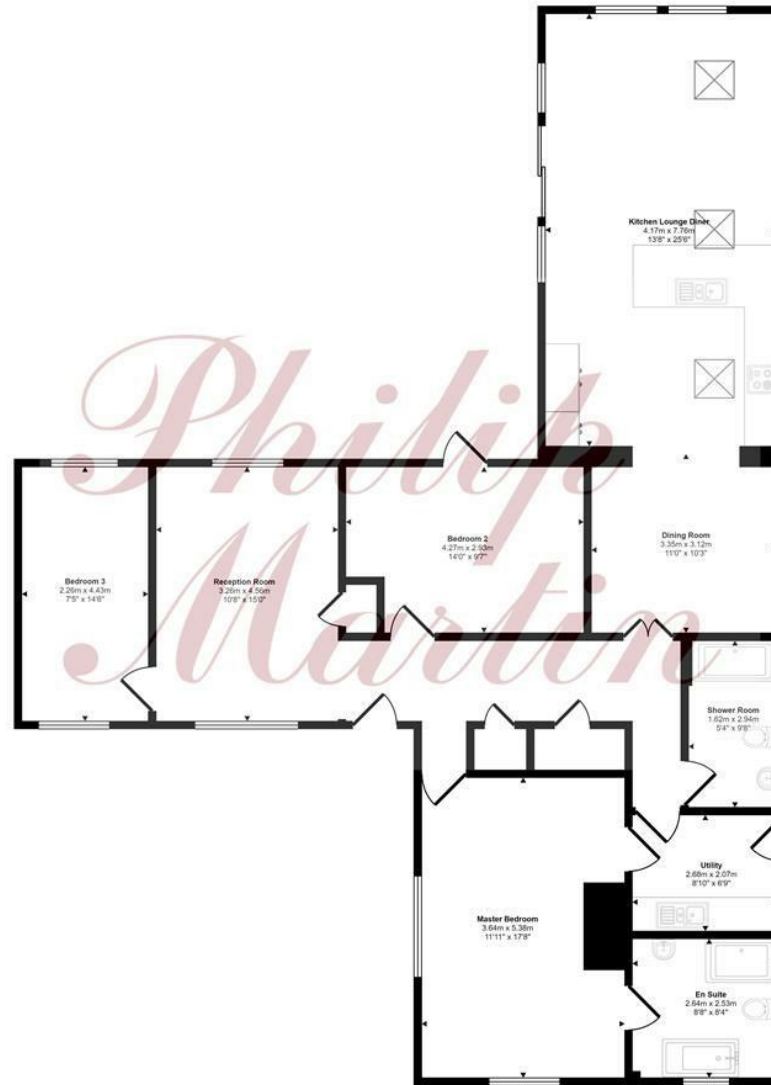
Freehold

#### DATA PROTECTION

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Approx Gross Internal Area  
136 sq m / 1460 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100 <b>A</b>		
91-91	<b>B</b>		
89-80	<b>C</b>		
85-84	<b>D</b>		
83-54	<b>E</b>		
81-38	<b>F</b>		
81-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		75	49
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100 <b>A</b>		
91-91	<b>B</b>		
89-80	<b>C</b>		
85-84	<b>D</b>		
83-54	<b>E</b>		
81-38	<b>F</b>		
81-20	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		







