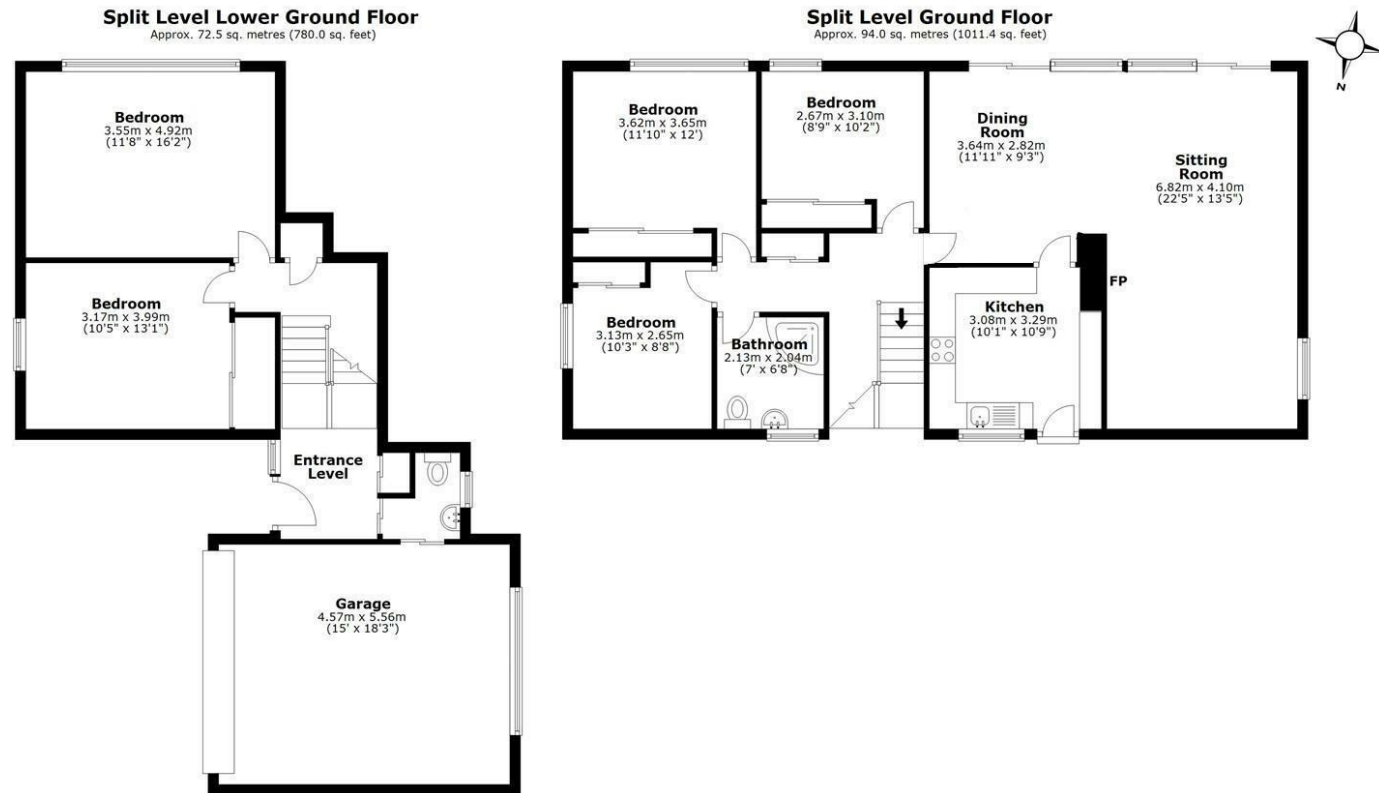


TRESILLIAN, TRURO



Total area: approx. 166.4 sq. metres (1791.4 sq. feet)

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 illustration purposes only and should be used as such.

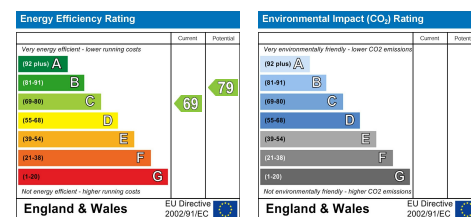
Plan produced using PlanUp.

Patray, Tresillian

KEY FEATURES

- DETACHED HOUSE
- FIVE BEDROOMS
- KITCHEN
- DINING/SITTING ROOM
- SHOWER ROOM & W.C.
- SUBSTANTIAL GARDENS
- DOUBLE GARAGE & PARKING
- RARE OPPORTUNITY
- POPULAR VILLAGE LOCATION
- NO CHAIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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.



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



PATTRAY, TRESILLIAN, TRURO, TR2 4BN

DETACHED HOUSE OCCUPYING LARGE PLOT SOLD WITH NO CHAIN

A large detached split level house situated in a non estate location, in an elevated position within the village of Tresillian. The property is very versatile, with a significant amount of potential to be developed and modernised. Accommodation includes; five bedrooms, bathroom, kitchen, dining room and sitting room. Driveway parking, double garage and large gardens. Within the current family's ownership since construction, and available on the market for the first time, this is a rare opportunity to purchase a large property occupying a substantial plot. Sold with no chain, viewing is highly recommended.

EPC - C. Freehold. Council Tax - E.

GUIDE PRICE £625,000

THE PROPERTY

Patray is a four/five bedroom detached house situated in a non estate location within the popular and convenient village of Tresillian. Occupying a substantial plot, the property was architecturally designed by the current ownership; comprising a split level dwelling offering light and spacious rooms throughout. The property is perfectly liveable however could benefit from modernisation and in all, the accommodation comprises; entrance porch, w.c., steps down to two bedrooms, with steps up to three bedrooms, shower room, kitchen and open plan sitting/dining room. There is driveway parking, a double garage and large, mature gardens to both sides and to the rear.

TRESILLIAN

Tresillian is a sizeable village community about three miles east of Truro. It is a long village straddling the A390 which runs parallel to the tidal Tresillian River. The area is well known for scenic attractions with many walk-ways in the area including along the edge of the river with its abundance of wildlife and shore bird towards St Clements and Malpas. There is a pub, service station with good local shop which caters for everyday needs and post office. The village also has a church and chapel and village hall which supports a range of social activities and a day nursery. There is a regular bus service which runs between Truro and St. Austell. The sandy beaches of Pendower and Carne on the Roseland Peninsula are within a twenty minute drive. Waitrose is within a five minute drive.

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

ENTRANCE FLOOR



W.C.

Sliding door into cloakroom with door into garage. Hand wash basin and low level w.c.

LOWER GROUND FLOOR

BEDROOM

16'1" x 11'7" (4.92m x 3.55m)
Large windows to rear. Radiator.

BEDROOM

13'1" x 10'4" (3.99m x 3.17m)
Window to side. Fitted wardrobes. Radiator.

UPPER GROUND FLOOR

BEDROOM

11'11" x 11'10" (3.65m x 3.62m)
Window to rear. Fitted wardrobes. Radiator.

BEDROOM

10'3" x 8'8" (3.13m x 2.65m)
Window to side. Fitted wardrobes. Radiator.

BEDROOM

10'2" x 8'9" (3.10m x 2.67m)
Window to rear. Fitted wardrobes. Radiator.

BATHROOM

6'11" x 6'8" (2.13m x 2.04m)
Comprising shower cubicle, hand wash basin and low level w.c. Obscured window to front.



KITCHEN

10'9" x 10'1" (3.29m x 3.08m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with window to front. Space for free standing cooker with extractor fan over. Space for fridge/freezer and plumbing for washing machine. Door to front terrace.

DINING ROOM

11'11" x 9'3" (3.64m x 2.82m)
Ample space for dining table. Radiator.

SITTING ROOM

22'4" x 13'5" (6.82m x 4.10m)
Dual aspect room with window to rear and large sliding doors to the side opening out onto a terraced patio area and the rear garden.

OUTSIDE

A substantial garden enjoying plenty of privacy and the sunny aspect throughout the day. There are many mature shrubs, plants and trees with a sloping garden to rear, patio area and a large, level lawn to the side. There is a timber shed and driveway parking for numerous vehicles.

DOUBLE GARAGE

18'2" x 14'11" (5.56m x 4.57m)
Metal up and over door. Light and power connected. Side door from W.C.

SERVICES

Mains water, electric, gas and drainage.

N.B

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

TENURE

Freehold.

COUNCIL TAX

E.

DIRECTIONS

From Truro proceed in an easterly direction passing Waitrose on the left hand side. Continue through the village before taking a left hand turning up the lane before the Audi car garage and bus stop. Follow the lane up and around to the left and Patray can be found on your left hand side.

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.

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.