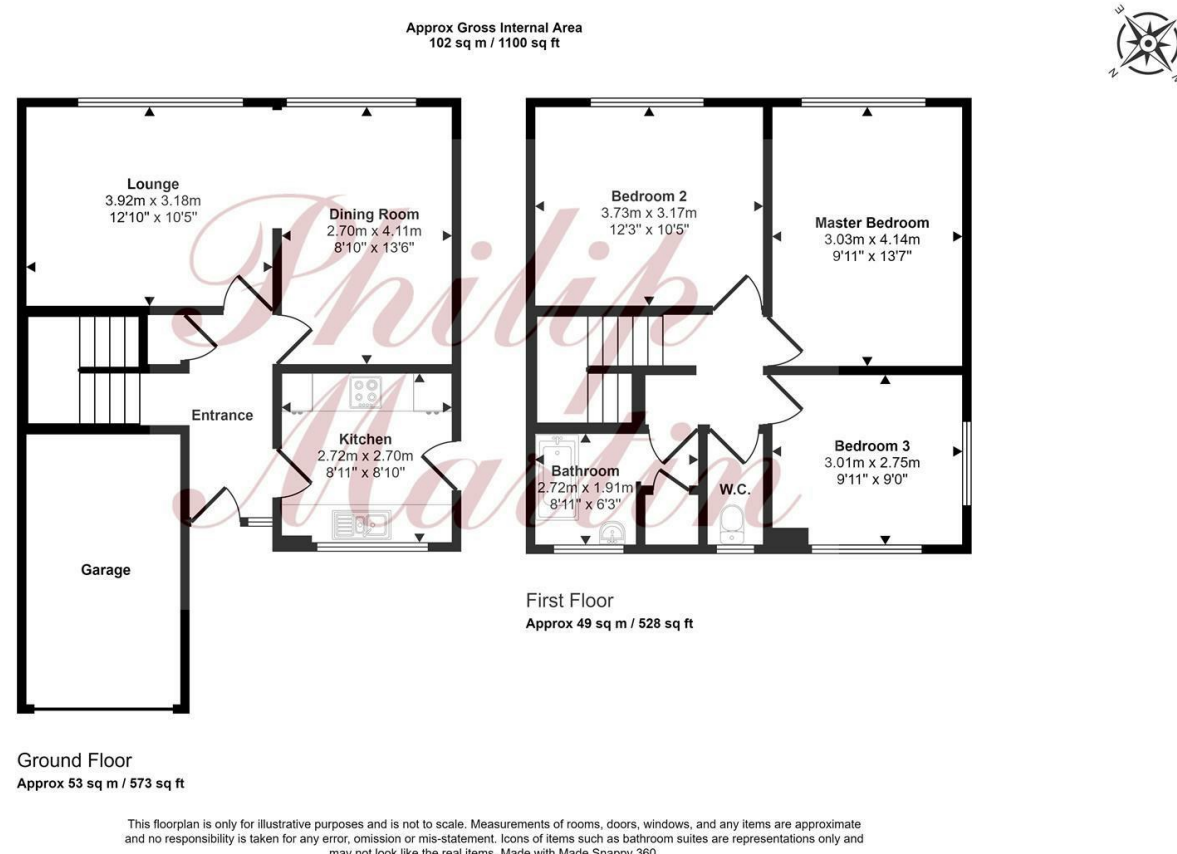


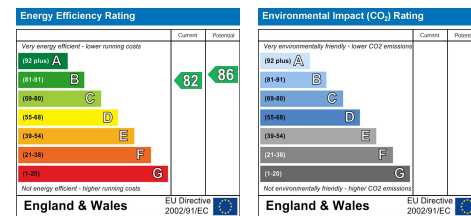
HIGHER POLSUE WAY, TRESILIAN



KEY FEATURES

- SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- KITCHEN
- SITTING/DINING ROOM
- BATHROOM & W.C.
- GARAGE & PARKING
- FRONT & REAR GARDENS
- RURAL & WATER VIEWS
- VILLAGE LOCATION
- VIEWING ESSENTIAL

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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34 HIGHER POLSUE WAY, TRESILIAN, TRURO, TR2 4BG

SEMI DETACHED HOUSE ENJOYING WONDERFUL RURAL AND WATER VIEWS

This three bedroom semi detached situated in an elevated position within the popular village of Tresillian; enjoying uninterrupted views of both the rolling farmland and river beyond. The layout is 'reverse level' with the living room to the entrance floor and bedrooms to the lower ground floor. In all, the accommodation includes; three bedrooms, bathroom, w.c., kitchen and sitting/dining room. There is driveway parking, a single garage and gardens to both front and rear. The property benefits double glazing and gas central heating. Viewing highly recommended.

EPC - TBC. Freehold. Council Tax - C.

GUIDE PRICE £325,000

THE PROPERTY

34 Higher Polsue Way is a three bedroom semi detached house situated in a quiet and elevated position enjoying superb views over Tresillian River towards St Clements with the woods of Tregothnan on the opposite side of the creek. The reverse level accommodation makes the very best of the views especially from the sitting and dining room. All of the rooms are well proportioned, light and spacious and in all, the accommodation comprises; entrance hallway, kitchen, dining room and sitting room to the entrance floor with three bedrooms, bathroom and a separate w.c. to the lower ground floor. There is an off road parking space, single garage and gardens to the front and rear. The property is double glazed with mains gas central heating. An internal viewing is essential.

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. 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):

GROUND FLOOR



ENTRANCE HALLWAY

Stairs dropping to lower ground level and doors into;

KITCHEN

8'11" x 8'10" (2.72m x 2.70m)
Fitted with an excellent range of base and eye level kitchen units with worktops over and tiled splashbacks. Inset sink/drainage with window to front and door to side accessing balcony. Integrated appliances including dishwasher, fridge/freezer, twin ovens and four ring gas hob with extractor fan over.

DINING ROOM

13'5" x 8'10" (4.11m x 2.70m)
Window to rear enjoying views of the rolling countryside and river. Radiator. Opening into;

SITTING ROOM

12'10" x 10'5" (3.92m x 3.18m)
Large window to rear enjoying wonderful views of the rolling countryside and river. Radiator.

LOWER GROUND FLOOR

BEDROOM

13'6" x 9'8.5" (4.14m x 3.003m)
Window to rear. Radiator.

BEDROOM

12'2" x 9'8.5" (3.73m x 3.017m)
Window to rear. Radiator.

BEDROOM

9'10" x 9'0" (3.01m x 2.75m)
Window to front and side. Radiator.



BATHROOM

8'11" x 6'3" (2.72m x 1.91m)
Obscured window to front and comprises; bath with shower over and vanity hand wash basin.

TOILET

Obscured window to front. Low level w.c.

OUTSIDE

To the front of the property there is an off road parking space leading up to the single garage. There are gardens to the front which are laid to lawn with mature shrubs and flowerbeds with steps leading to the side access and onto the rear garden. The back garden is terraced with a large patio area.

GARAGE

Metal up and over door. Utilities across rear wall with plumbing for washing machine and space for additional freezer. Also housing gas central heating boiler.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

TENURE

Freehold.

COUNCIL TAX

C.

DIRECTIONS

Proceeding out of Truro along the A390 heading towards St. Austell, the road leading to Higher Polsue Way will be found on the left hand side just before the petrol station which is on the opposite side of the road. Proceed to the top of the hill and on bearing left the property can be found on the 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.