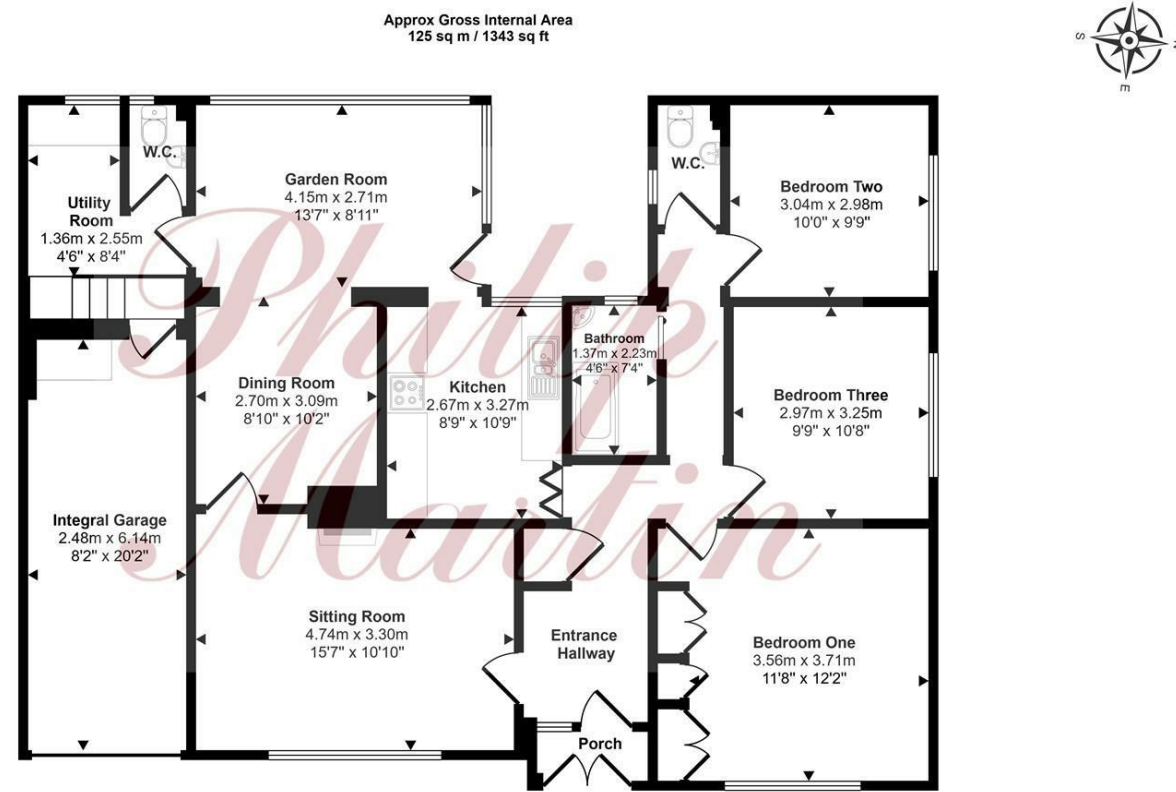


VERYAN



Floorplan

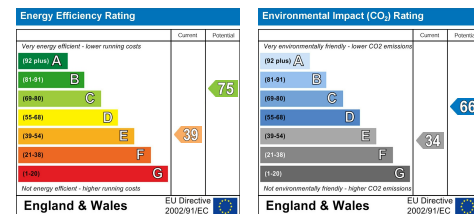
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- DETACHED BUNGALOW
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN
- BATHROOM & W.C.
- UTILITY ROOM & CLOAKROOM
- GARAGE & PARKING
- SUBSTANTIAL REAR GARDEN
- WALKING DISTANCE TO BEACHES
- POPULAR VILLAGE LOCATION

ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



QUEBELLA VISTA, 39 ROSELAND GARDENS, VERYAN, TRURO, TR2 5QR DETACHED BUNGALOW WITH SUBSTANTIAL ATTRACTIVE GARDENS

This detached bungalow is situated in an elevated position in this highly desirable village location with attractive far reaching rural views. The property is within walking distance of the amenities in the village as well as the south coast beaches of Carne and Pendower. Immaculately presented; in all, the accommodation comprises; entrance porch, hallway, sitting room, dining room, sun room, utility room, kitchen, three bedrooms, bathroom and two separate w.c's. There is an integral garage, as well as off road parking. There are gardens to front, with a large rear garden that has been beautifully landscaped.
EPC - F. Freehold. Council Tax - D.

GUIDE PRICE £470,000

THE PROPERTY

39 Roseland Gardens is a very well presented and spacious detached bungalow with good size gardens situated in an elevated position in a highly desirable village location with attractive far reaching rural views. The property has been upgraded during the current ownership, and most recently a new kitchen has been installed. The property is beautifully presented and offers generously proportioned rooms throughout and in all, the accommodation in brief comprises; three double bedrooms, sitting room, dining room, garden room, kitchen, bathroom, cloakroom, utility and w.c. The dwelling benefits from double glazing and oil fired central heating. There are attractive mature gardens to the front with a substantial rear garden providing complete seclusion with a lovely rural outlook over the village and surrounding countryside. There is an attached garage, driveway and parking. Viewing is strongly recommended to appreciate this well appointed property.

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):

Double glazed french doors open to:-

ENTRANCE PORCH

A further double glazed door with glazed side panel opens to:-

ENTRANCE HALLWAY

Radiator, panelled doors to lounge, kitchen, three bedrooms, bathroom and separate w.c. Access to loft with retractable ladder. Airing cupboard housing hot water tank.

SITTING ROOM

15'6" x 10'9" (4.74m x 3.30m)

Window to the front elevation, feature fireplace ,radiator and door to:-

DINING ROOM

10'1" x 8'10" (3.09m x 2.70m)

Radiator and opening into;

GARDEN ROOM

13'7" x 8'10" (4.15m x 2.71m)

Windows to the rear and side elevations over looking rear terrace and garden. Radiator, door to side providing access to terrace and rear garden. Door to:-

UTILITY ROOM

8'4" x 4'5" (2.55m x 1.36m)

Window to rear elevation with space and plumbing for washing machine, tumble dryer and fridge/freezer. Radiator. Steps down into integral garage. Door into;

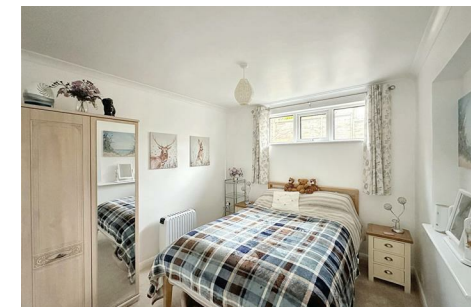
W.C.

Obscured window to rear elevation, low level w.c., wash hand basin and radiator.

KITCHEN

10'8" x 8'9" (3.27m x 2.67m)

Window to rear elevation overlooking the garden with an opening into garden/sun room. A newly installed kitchen that is fitted with a range of base and eye level units with worktops over with an inset sink and drainer unit. There is space for cooker; as well as an integrated dishwasher. Also housing the oil fired central heating boiler.



BEDROOM ONE

12'2" x 11'8" (3.71m x 3.56m)

Window to the front aspect, radiator, a range of built-in wardrobes with hanging rail and shelving.

BEDROOM TWO

9'11" x 9'9" (3.04m x 2.98m)

Window to side aspect.

BEDROOM THREE

10'7" x 9'8" (3.25m x 2.97m)

Window to side aspect and radiator.

BATHROOM

7'3" x 4'5" (2.23m x 1.37)

Obscured window to the rear elevation. Panelled bath with electric shower unit over with curved glazed shower screen, tiled walls, corner wash hand basin.

SEPARATE W.C.

Obscured window to side elevation, low level w.c., tiled walls, wash hand basin, radiator and extractor fan.

GARAGE

20'1" x 8'1" (6.14m x 2.48m)

With roller door and doorway to rear hallway.

OUTSIDE

To the front of the property there is a driveway providing off road parking and leads to the garage and flight of steps leading up to the front door and attractive garden to the front with a variety of plants with a path and gate to the side of the property provides access to the rear garden. To the rear of the property there is a large stone paved terrace with stone steps leading up to the garden with meandering gravelled pathways interspersed with a huge variety of attractive plant and shrub borders. There is a level lawn to the top of the garden, as well as multiple seating areas that enjoy a tremendous amount of privacy as well as wonderful views of the countryside beyond. The garden is enclosed by timber fencing with access via gate to a path creating a shortcut to Pendower Road near the attractive Round Houses.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

N.B

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

DIRECTIONS

On approaching the village from the Tregony direction proceed down through the main thoroughfare after passing the church and the New Inn public house, take the next turning right and after a short distance bear left into Roseland Gardens, proceed up the road, bearing left and then left again and No. 39 will be located on the upper side of Roseland Gardens on the right hand side.

COUNCIL TAX

D.

TENURE

Freehold.

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.

