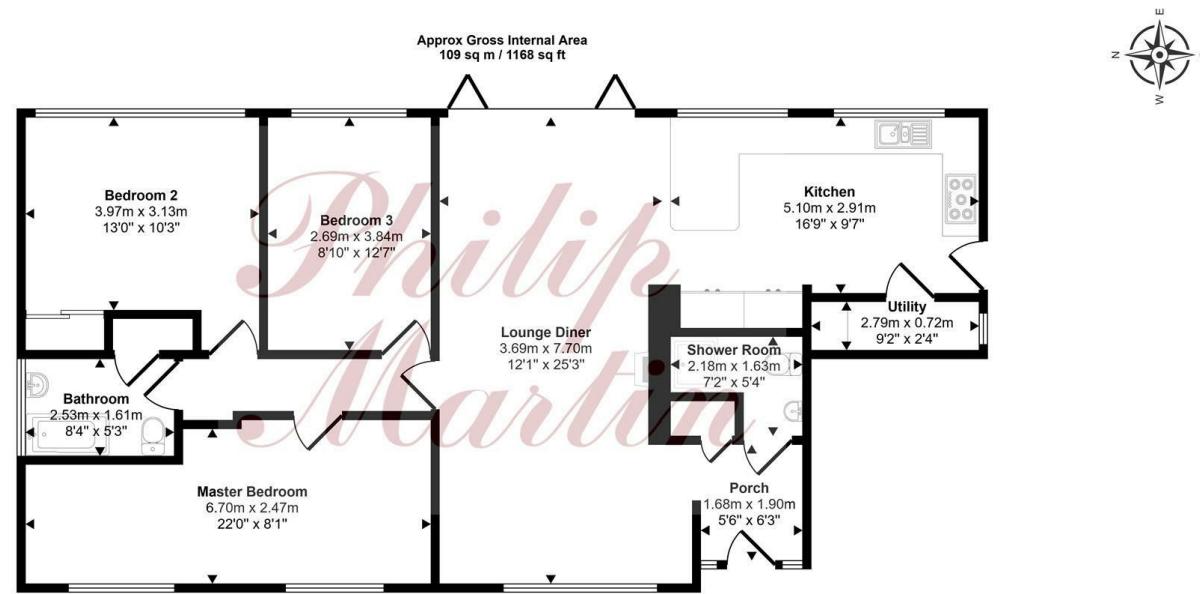


HALVARRAS ROAD, PLAYING PLACE



Floorplan

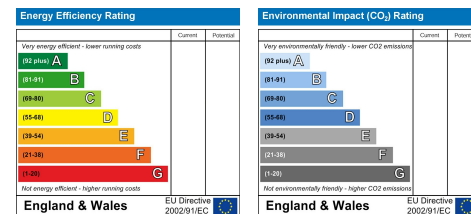
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- DETACHED BUNGALOW
- THREE/FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINING/SITTING ROOM
- BATHROOM & SHOWER ROOM
- UTILITY
- GENEROUS REAR GARDEN
- GARAGE & PARKING
- POPULAR VILLAGE LOCATION
- POTENTIAL TO EXTEND
- QUIET SETTING

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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17 HALVARRAS ROAD, PLAYING PLACE, TRURO, TR3 6HD DETACHED BUNGALOW SITUATED IN QUIET VILLAGE SETTING

This three bedroom detached bungalow occupies a generous plot, in a quiet location within the convenient village of Playing Place. The property has been reconfigured and modernised during the current ownership, to create a spacious open kitchen/living room fitted with a wood burning stove, with sliding doors opening out onto a new patio to the rear. There is also a new boiler, kitchen suite and shower room with plenty of potential to further extend and enhance the property subject to the necessary consent. The accommodation comprises; open plan kitchen/dining/sitting room, utility cupboard, shower room, three bedrooms and a bathroom. There is ample parking, a garage and a generous rear garden.

EPC - TBC. Freehold Council Tax - E.

GUIDE PRICE £475,000

THE PROPERTY

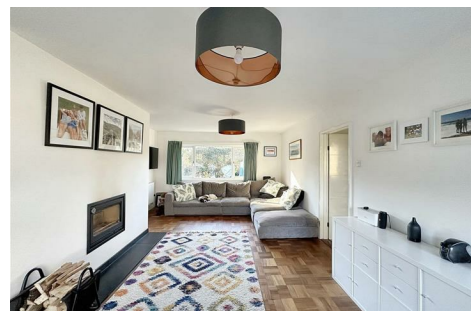
17 Halvarras Road is a three/four bedroom detached bungalow situated in the convenient and desirable village of Playing Place. The location is particularly popular due to its proximity to both Truro and Falmouth, as well as the wide array of amenities nearby. There is lots of scope to extend and enhance the property further to increase the living space, as well as converting the largest bedroom back into two separate bedrooms as previously configured. The property has been modernised during the current ownership, and now the accommodation comprises; entrance hall, shower room, L shaped open plan kitchen/dining/sitting room, utility cupboard, three bedrooms (which could easily be made back into four bedrooms) and a bathroom. There is driveway parking to the front of the property, as well as a single garage, with gated side access leading to a generous rear garden laid to a substantial, new patio and lawn to enjoy the sunny aspect throughout the day.

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.

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 HALLWAY

Doors into;

SHOWER ROOM

7'1" x 5'4" (2.18m x 1.63m)

A modern shower room comprises shower cubicle, wall mounted hand wash basin and low level w.c. Heated towel rail and extractor fan.

CUPBOARD

Useful for storage purposes.

SITTING/DINING ROOM

25'3" x 12'1" (7.70m x 3.69m)

A large dual aspect room with windows to front and sliding doors to rear opening out onto the rear garden. Feature inset wood burning stove with hearth. Radiator. Ample space for dining table and into;

KITCHEN

16'8" x 9'6" (5.10m x 2.91m)

A modern kitchen suite fitted with a range of base level units with worktops over and tiled splashbacks. Inset sink and drainer unit with two windows overlooking rear garden. Integrated appliances including dishwasher, fridge/freezer and electric oven with gas hob and extractor fan over. Breakfast bar. Radiator. Door to side access and into;

UTILITY CUPBOARD

Space and plumbing for both washing machine and tumble dryer.



HALLWAY

Doors into;

BEDROOM

21'11" x 8'1" (6.70m x 2.47m)

Formerly two separate bedrooms however the currently owners have removed the party wall to create one larger bedrooms. (This could easily be changed with the erection of a stud wall to create a fourth bedroom again). Two windows to front. Radiator.

BEDROOM

13'0" x 10'3" (3.97m x 3.13m)

Window to rear. Radiator. Fitted wardrobes.

BEDROOM

12'7" x 8'9" (3.84m x 2.69m)

Window to rear. Radiator.

BATHROOM

8'3" x 5'3" (2.53m x 1.61m)

Comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to side.

OUTSIDE

There is gated access leading to a driveway providing off road parking for numerous vehicles, with gated side access leading to the rear garden. The rear garden is laid to patio and a generous lawn with mature boundaries as well as enjoying privacy and the sunny aspect throughout the day. There is also a single garage providing lots of storage space.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

COUNCIL TAX

E.

TENURE

Freehold.

DIRECTIONS

From Truro proceed in a southerly direction along the A390 towards Falmouth and on leaving the mini roundabout and entering Playing Place continue into Holywell Road. Proceed past the village stores passing Lanyon Road on the right and turn into Halvarras Road. No.17 is located 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.