



TOM WILLS
PERSONAL PROPERTY AGENTS

20 Trevonnen Road
Ponsanooth, Truro, TR3 7AZ
£395,000



TOM WILLS



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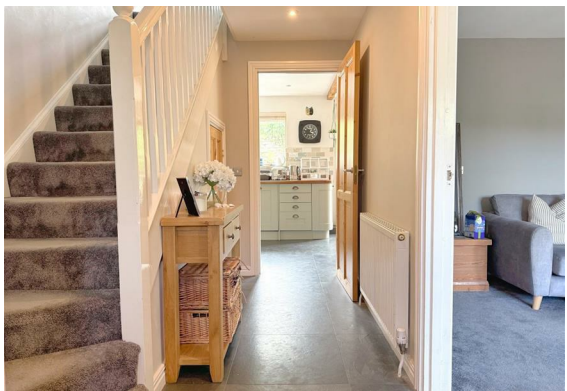
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20 Trevonnen Road

Ponsanooth, Truro, TR3 7AZ

Tucked away in a peaceful cul-de-sac just a short walk from the heart of this highly sought-after village, this modern and energy-efficient end-terraced home (built in 2008) offers surprisingly spacious accommodation throughout. The property boasts three generous double bedrooms, 2 bath/shower rooms a landscaped south-facing rear garden, an integral garage, ample off-road parking, and a large, well-appointed kitchen/dining room, perfect for both everyday living and entertaining.

- Spacious end terraced home
- 3 generous double bedrooms
- En-suite main bedroom
- Large family bath/shower room
- Gas central heating and double glazing
- Modern and economic
- Integral garage with power and lighting
- No onward chain
- Quiet village location
- Close to highly regarded primary school





THE PROPERTY

This modern, low maintenance house features mains gas central heating, attractive sash-style double glazing, and ample storage with many fitted wardrobes and integral garage, which has potential to convert into another large reception room or bedroom, if required. A broad kitchen area benefits from extensive preparation surfaces with space for a 'range' style oven and built-in breakfast bar. Similar properties have partitioned the kitchen to accommodate a utility room with direct access to the garage and secondary door to the garden. Equally, the house has potential to open up the living room to the dining area, if an open-plan design is preferred.

The rear garden is wonderfully private and enjoys well stocked flower beds, a broad decked area (formerly lawn) and a patio enjoying sun throughout the day.

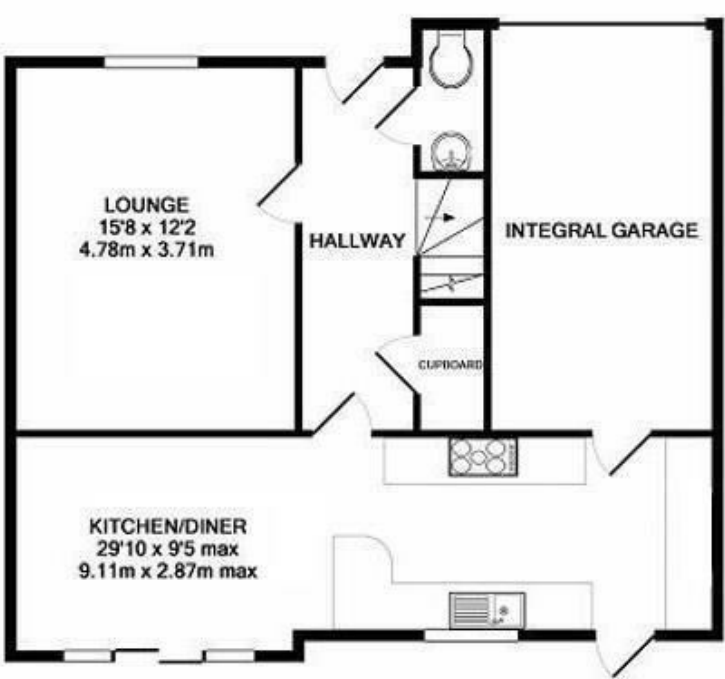
THE SITUATION

Certainly one of the preferred positions within this popular modern development mainly due to its sunny, private and level rear garden. Trevonnen Road is within a short, easy walk of the excellent Kennall Vale Primary School and beautiful Kennall Vale Nature Reserve, a forested valley with flowing river and trails, favoured by walkers and wildlife enthusiasts alike. Also within an easy walking distance is the village shop and post office, public house and regular bus service to Falmouth, Truro and Redruth.

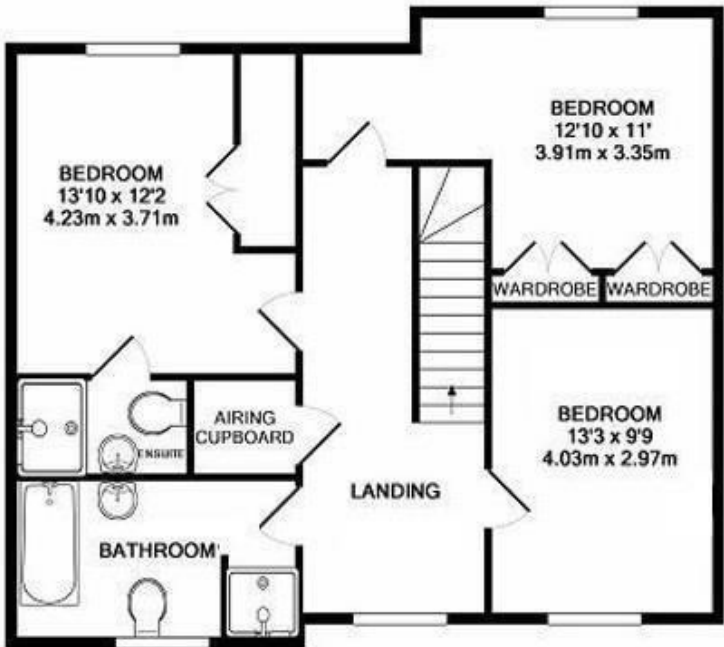
ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion with no onward chain. Services - Mains gas, electricity, water and drainage. Council Tax - Band D. EPC rating - 79 (C). Gas fired central heating. **VIEWING ARRANGEMENTS- BY TELEPHONE OR EMAIL APPOINTMENT**





GROUND FLOOR
APPROX. FLOOR
AREA 754 SQ.FT.
(70.0 SQ.M.)

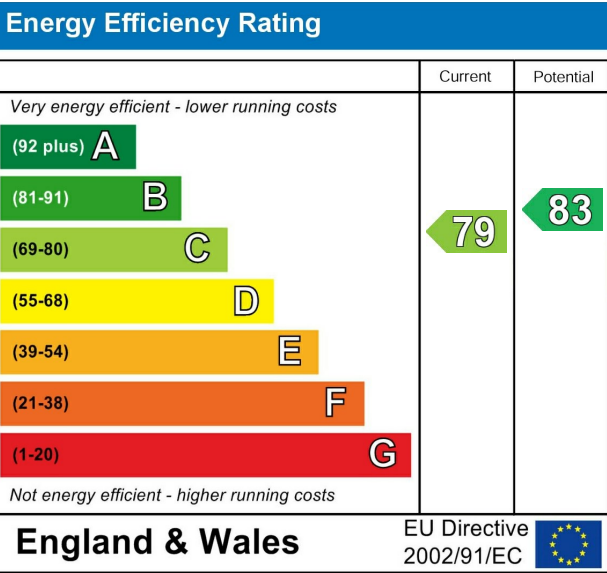


1ST FLOOR
APPROX. FLOOR
AREA 749 SQ.FT.
(69.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1503 SQ.FT. (139.6 SQ.M.)



Energy Efficiency Graph



Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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