



**MAP estate agents**  
Putting your home on the map

**Park Crescent,  
Ponsanooth, Truro**

**Guide Price £375,000  
Freehold**





**Park Crescent,  
Ponsanooth, Truro**

**Guide Price £375,000  
Freehold**

## **Property Introduction**

This detached three bedroom bungalow is located towards the end of a cul- de-sac in Ponsanooth, a popular village with easy access to Falmouth, Truro and Redruth.

It has a lounge/diner with a free standing wood burner, kitchen, sunroom and three bedrooms. The shower room has been modernised and just been completed, there is also a cloakroom.

A pleasant wrap around enclosed garden is at the rear of the property allowing you to enjoy alfresco dining. There is a garage and driveway parking.

## **Location**

Ponsanooth is a sought after village with a good range of facilities, these include the village Primary School which is a short walk away, Public House, Post Office/general stores, playing field and the beautiful Kennal Vale - formerly a gun powder works, now maintained by the Cornwall Wildlife Trust as a nature reserve which is a wonderful place to walk. All of these are within easy access of this home.

One of the attractions of Ponsanooth is its convenient location being a popular village with a lovely community feel. The village is almost centralised for the the towns of Falmouth and Redruth, being both five miles distant and Penryn the nearest town, is just three miles distant. The three towns offer a further range of shopping, commercial and schooling facilities and the City of Truro, the administrative and commercial centre of Cornwall, is seven miles distant having a mainline Railway Station connecting to London Paddington.

### **ACCOMMODATION COMPRISES**

Steps and path leading to a double glazed doorway into :-

### **ENTRANCE PORCH**

Tiled flooring and an inner glazed door leading into :-

## HALLWAY

Radiator, coat and shoe storage, airing cupboard housing the boiler, further storage cupboard. Doors to :-

## LOUNGE/DINER 19' 10" x 9' 2" (6.04m x 2.79m) L-shaped maximum measurements

### LOUNGE AREA

Two radiators, double glazed window, free standing wood burner on a slate plinth.

### DINING AREA

Double glazed window, space for table and chairs.

Returning to hallway :-

## KITCHEN 10' 9" x 9' 6" (3.27m x 2.89m) Maximum measurements

Folding door, range of floor and wall Shaker style units, integrated oven with hob, extractor above. Worktop over cupboards incorporating sink and drainer. Space for washing machine and fridge/freezer. Opening to :-

## SUN LOUNGE 12' 2" x 8' 11" (3.71m x 2.72m)

Double glazed window to two sides and double glaze door to garden. Polycarbonate roof.

Returning to hallway:-

## BEDROOM ONE 14' 2" x 9' 0" (4.31m x 2.74m)

Double glazed window and radiator.

## BEDROOM TWO 10' 7" x 8' 3" (3.22m x 2.51m)

Double glazed window and radiator. Jack and Jill door leading to shower room. Further sliding door to :-

## SHOWER ROOM

Obscure glass double glazed window, splashboard, large sink with vanity drawers under, low level wc, storage cupboard. Jack and Jill door to hallway and bedroom two. Extractor fan, heated towel and radiator. Large walk in shower housing electric shower.

## BEDROOM THREE 10' 8" x 8' 2" (3.25m x 2.49m)

Double glazed window and radiator.

## CLOAKROOM

Half tiled wall, low level wc, wall hung sink and mirrored cabinet above.

## OUTSIDE REAR

Wrap around garden being enclosed with a fence. Pedestrian gate to each end. Shed. Two lawns and pathway leading all around. Outside tap and patio. Gate leading to driveway.

## OUTSIDE FRONT

Shrubs and flower borders, driveway parking. Small lawn and steps leading to the front door.

## GARAGE 16' 7" x 9' 0" (5.05m x 2.74m)

Electric roller door. Power and light connected. Glazed window.

## AGENT'S NOTE

The Council Tax band for this property is band 'C'.

## SERVICES

Mains water, mains drainage, LPG gas, mains electric.

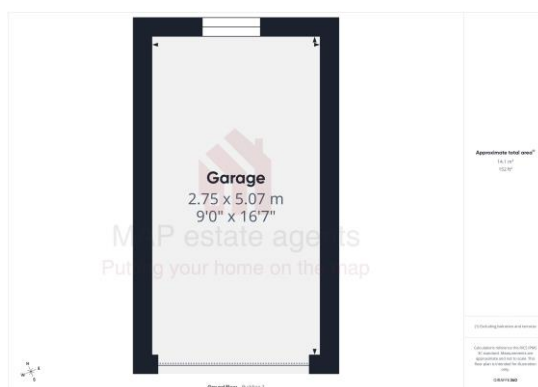
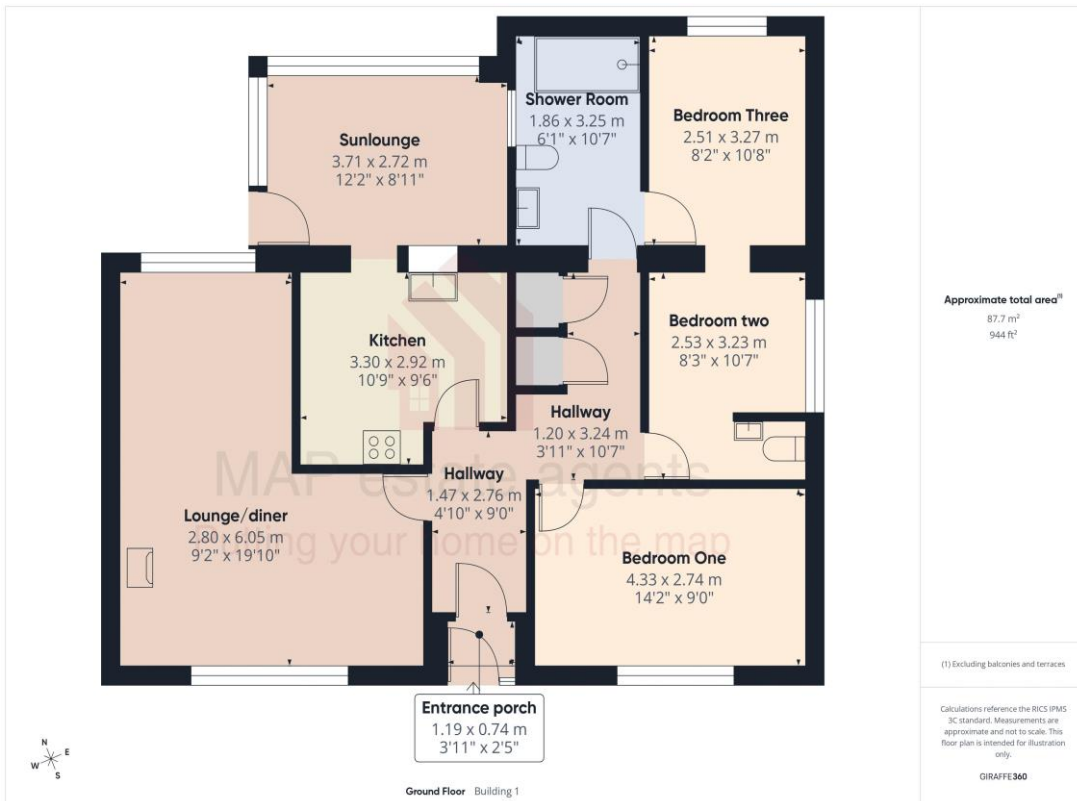


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		42	60
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Popular village location
- Detached bungalow
- Three bedrooms
- L-shaped lounge/diner with free standing wood burner
- Kitchen with sun room off
- Updated shower room and separate cloakroom
- Wrap around rear enclosed garden
- Garage and driveway parking
- Yards away from infant school
- Short walk to shop and post office



[sales@mapestategents.com](mailto:sales@mapestategents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestategents.com](http://www.mapestategents.com)

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.