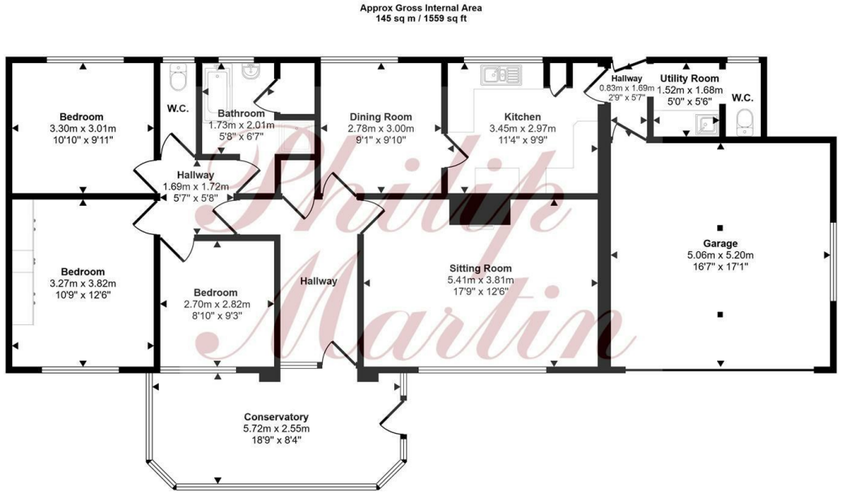
SILVER HILL, PERRANWELL STATION



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.



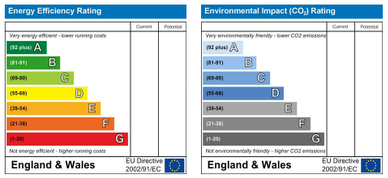




Key Features

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- SITTING ROOM & CONSERVATORY
- KITCHEN & DINING ROOM
- TWO W.C. & BATHROOM
- INTEGRAL DOUBLE GARAGE
- DRIVEWAY PARKING
- LARGE PLOT WITH MATURE GARDENS
- DESIRABLE LOCATION
- NO CHAIN

Energy performance rating



POLTISKO, SILVER HILL, PERRANWELL STATION, TRURO, TR3 7LP

DETACHED BUNGALOW OCCUPYING GENEROUS PLOT & SOLD WITH NO CHAIN

This three bedroom detached bungalow is situated in one of the most desirable locations between Truro and Falmouth, on the edge of the popular village of Perranwell Station. Occupying a large plot, the bungalow offers a tremendous amount of potential to be extended and modernised. The accommodation includes; conservatory, hallway, sitting room, three bedrooms, w.c., bathroom, dining room, kitchen, utility room, w.c. and integral garage. Driveway parking and gardens to both front and rear. A rare opportunity to the market and sold with no chain, viewing is highly recommended.

EPC - TBC. Freehold. Council Tax - E.

Guide Price £575,000

Contact us

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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.

RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

THE PROPERTY

Poltisko is a spacious, detached bungalow situated in a lovely rural position on the outskirts of Perranwell Station. The property lies along the exclusive Silver Hill and occupies a generous plot with large, mature gardens. The dwelling is now in need of modernisation, but offers fantastic scope to be extended and improved subject to the necessary planning consents. The accommodation includes; conservatory, entrance hallway, sitting room, dining room, kitchen, utility room, w.c., three bedrooms, bathroom and a further w.c. There is a driveway providing a private entrance and ample off road parking, an integral double garage and gardens to both front and rear of the dwelling with mature shrubs and trees throughout. Sold with no chain, viewing is highly recommended.

LOCATION

Perranwell is a very popular and thriving community almost midway between Truro and Falmouth and easily accessible to Redruth. In the immediate area there are a range of facilities for day to day needs including post office and shop, church, public house, primary school as well a modern village hall with its associated range of social activities. The area is also well placed for access to the creeks of the Fal Estuary and Mylor yacht harbour with its deep water moorings is just a few minutes drive away. The city of Truro with its Cathedral and fine shopping centre is about five miles.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

CONSERVATORY
18'9" x 9'3" (5.72m x 2.82m)

HALLWAY

SITTING ROOM
17'8" x 12'5" (5.41m x 3.81m)

DINING ROOM
9'10" x 9'1" (3.00m x 2.78m)

KITCHEN
11'3" x 9'8" (3.45m x 2.97m)

UTILITY ROOM
5'6" x 4'11" (1.68m x 1.52m)

W.C.

BEDROOM
9'3" x 8'10" (2.82m x 2.70m)

BEDROOM
12'6" x 10'8" (3.82m x 3.27m)

BEDROOM
10'9" x 9'10" (3.30m x 3.01m)

W.C.

BATHROOM
6'7" x 5'8" (2.01m x 1.73m)

INTEGRAL GARAGE
17'0" x 16'7" (5.20m x 5.06m)













OUTSIDE

There is a driveway entrance leading up to the property and double garage which provides plenty of off road parking. The package occupies a generous plot with gardens to both front and rear, with the front garden being south facing. The gardens are well stocked with many mature shrubs and trees throughout.

SERVICES

Mains water and electric. Private drainage. Oil fired central heating.

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 an southerly direction on the A39 and follow signs into Carnon Downs village. Proceed through the village around the one way system heading towards Perranwell Station. Just before the railway station take a right-hand turn over the bridge and follow the road around to the left. Take the first right-hand turning clearly sign posted to Silverhill and Poltisko will be found towards the end of Silverhill on the right-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.