MAY WHETTER & GROSE

17 TRELISPEN PARK DRIVE, GORRAN, PL26 6HX
OFFERS IN EXCESS OF £340,000

A THREE BEDROOM DETACHED BUNGALOW WITH FLEXIBLE AND ADAPTABLE ACCOMMODATION, LOCATED IN A FAVOURABLE CUL-DE-SAC POSITION IN A POPULAR VILLAGE. THE PROPERTY BENEFITS FROM SOME ELEVATED VIEWS DOWN THE VALLEY TO COUNTRYSIDE AND TO THE SEA IN THE DISTANCE. GARDENS FRONT AND REAR, WITH THE REAR GARDEN ADJOINING OPEN FIELDS. THE PROPERTY BENEFITS FROM DRIVEWAY PARKING AND OFFERS TREMENDOUS SCOPE AND FLEXIBILITY.

*** EPC - E **

Directions:
From St Austell take the Pentewan Road (B3273) towards Pentewan and Mevagissey. Continue past Pentewan Sands Holiday Park and at the top of the hill turn right signposted Gorran Haven. Proceed all the way to Gorran Haven and when driving down Bell Hill turn left into Portheast Way. Then turn left into Trelispen Park Drive and Number 17 will be found at the top of the cul de sac just bearingleft.

Accommodation:
Front entrance door to entrance lobby. UPVC double glazed door. Electric wall heater. Door to lounge and door to:

WC:
Low level WC and hand wash basin.

Lounge:
13'5" x 12'5" (4.1m x 3.8m)

Wood burner. Coved ceiling. Sliding fully glazed Upvc doors to Veranda with beautiful views down the valley to the sea and the countryside.

Hallway:

Hallway with trap to loft access. Two built-in cupboards.

Kitchen Breakfast Room
16'8" max x 9'6" max, (5.1 max x 2.9 max,)

(L shaped)
Range of floor and wall fitted kitchen units and drawers, Work surfaces with tiled splashback. Fitted double oven. Space for appliances. Stainless steel sink unit with mixer tap. Dual aspect double glazed windows with countryside and sea views. Upvc door to the side. Breakfast bar.

Inner Snug:
7'6" x 7'2" (2.3m x 2.2m)
Leading through to:

Reception room
26'2" x 11'9" (max) (8 x 3.6m (max))
(L shaped)
Dual aspect with double glazed windows and double glazed Upvc door to side. Door to bedroom. Window to front providing countryside and sea views.

Bedroom 1
11'9" x 9'10" (3.6 x 3)
Large double glazed window to rear.

Shower Room:
6'6" x 5'6" (2m x 1.7m)

Double glazed window. WC, wash basin and shower cubicle with red ring electric shower unit. Extractor vent. Electric panel heater.

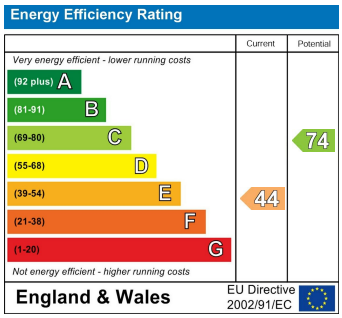
Bedroom 2
12'9" x 10'2" (3.9 x 3.1)
Large double glazed window overlooking the rear garden and field beyond. Electric panel heater.

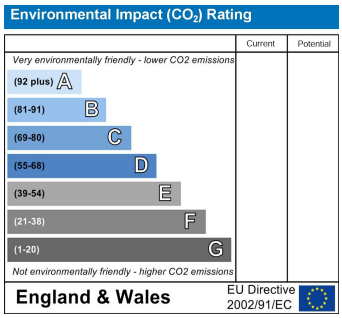
Dining room/bedroom 3
10'2" x 9'10" (3.1m x 3m)
Large double glazed window to rear overlooking the rear garden and field beyond. Electric panel heater.

Outside:

To the front of the property is an area of lawned garden with steps either side leading to the front. To the left-hand side is driveway parking. There is a screening hedge providing privacy to the front facing veranda offering its lovely countryside and sea views.

A pathway leads up either side of the property. Outside tap. The rear garden is laid mainly to sloping lawn with a backdrop of open field. There is a lovely sunny raised decked area with views across the valley to countryside beyond





Broadband and Mobile Coverage:

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

Floor Area:
The floor area measurement is taken from the EPC.

Services:
None of the services, systems or appliances at the property have been tested by the Agents.

Viewing:
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Council Tax Band - C

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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