



43 Old Coach Road, Playing Place, TR3 6ET
£575,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached dormer bungalow in a woodland setting
- Popular village of Playing Place
- 4 bedrooms, 2 bathrooms
- Large living room, separate kitchen/diner
- Wonderful sized level garden
- Attached garage & plentiful driveway parking
- No onward chain
- Video tour available



A substantial dormer bungalow in a beautiful woodland setting within one of the areas most popular villages. Versatile 4 bedroom accommodation with large rear garden, garage and plentiful driveway parking. Available with no onward chain.



The Property

43 Old Coach Road is a detached dormer bungalow originally built circa 1960 and then adapted and improved ever since. Offering versatile four-bedroom accommodation, a generous garden and excellent parking, all set within a lovely tree-lined plot in Playing Place.

The useful tiled entrance porch opens to a hallway with integrated storage and provides access to the principal ground floor accommodation. Set to the rear is a well-proportioned living room with fantastic views over the garden and lots of natural light, while a feature fireplace provides a focal point to the room. The kitchen is located to the front and fitted with a range of units, generous worktop space and a freestanding cooker, with an adjoining area offering further space for everyday dining. A separate side porch provides a utility space and access to the rear garden, adding to the practical layout.

There are two bedrooms on the ground floor, one of which is currently arranged as a formal dining room, offering flexibility to suit a range of needs. The ground floor bathroom is fitted with a bath, wash basin and WC, while stairs lead to the first floor where two further bedrooms are located. Both are good-sized doubles with windows to front and rear overlooking the surrounding woodland and the principal bedroom benefits from its own en-suite shower room.

Outside, the property enjoys a particularly generous rear garden, predominantly laid to lawn with established hedging and trees providing a good degree of privacy. A paved patio sits directly behind the house, creating a natural spot for outdoor dining and enjoying the garden. To the front, a broad driveway provides parking for several vehicles and leads to the attached single garage, with attractive stone walling and established planting adding to the appeal of the approach.

Offering a flexible layout, plenty of outside space and the convenience of a garage and extensive parking, this is a well-positioned home with plenty to offer families and those looking for adaptable accommodation in Playing Place. Available with no onward chain.





Bedroom 3 /
Dining room



Bedroom 4



The Location

Playing Place is a wonderful village located only 2 miles South of Truro and on the edge of the stunning coastal creeks of the Carrick Roads and surrounding countryside - including Trelissick, Feock and Loe Beach to name a few. The village itself has amenities including a SPAR shop, community centre, snooker club, park and petrol station. Schooling is available nearby with Kea and Devoran primary schools as well as a good selection of secondary schools in Truro as well as the Penwith college campus. Public transport is readily available with bus stops leading from the village in the direction of Truro or Falmouth on a regular basis. Driving you can be on the A30 to head in either direction in around 15 minutes.

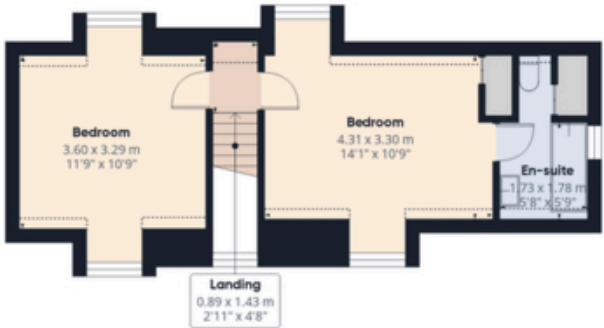
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Floorplan



Ground Floor



Approximate total area⁽¹⁾

127.9 m²
1376 ft²

Reduced headroom

3.9 m²
42 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Property Information

Tenure: Freehold

Council Authority: Cornwall

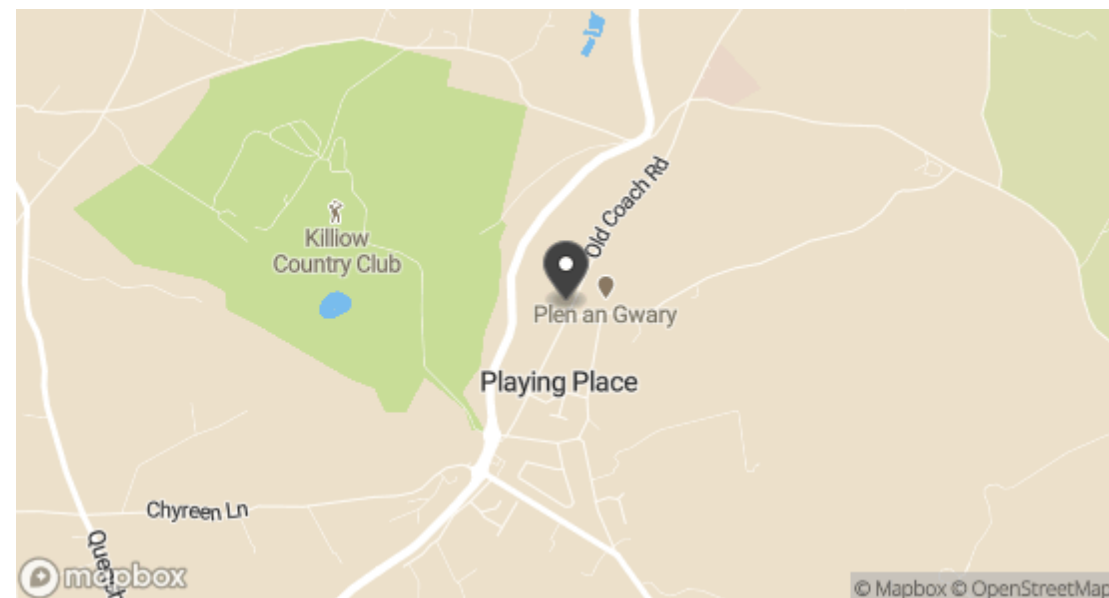
Council Tax Band: E

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best networks O2, Three & Vodafone – (good indoor & outdoor)

Broadband: Superfast available. Max Download 60Mbps. Max Upload 13Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

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