



## 4 Bella Vista Gardens, Truro Hill, Penryn, TR10 8AN

£650,000

FOR SALE WITH IMMEDIATE VACANT POSSESSION AND NO ONWARD CHAIN - designed by and built for a well-known local architect, a detached, individual house of attractive mellow Portland stone-like elevations, situated in a small, exclusive residential cul-de-sac on the eastern outskirts of this expanding university town. For sale for the first time since construction c. 2008, the property provides light, well proportioned and extremely versatile 4 bedroom, 3 bath/shower room accommodation, with complementary and adaptable living areas, all of which overlook and open onto surrounding gardens. A large brick pavia driveway provides ample parking for numerous vehicles, in addition to which there is an integral garage with large mezzanine level over which clearly provides potential for conversion into further accommodation, if required, subject to all necessary consents.

### Key Features

- Architect-designed house in select cul-de-sac
- Light, adaptable and complementary living areas
- Sunny south-facing aspect with views to Falmouth and Penryn
- Surrounding gardens and ample driveway parking
- To be sold for the first time since construction
- 4 double bedrooms and 3 bath/shower rooms
- Double glazing and gas fired central heating
- EPC rating C



## THE LOCATION

Bella Vista Gardens is a small, select cul-de-sac, of detached, individually designed houses, on the eastern outskirts of Penryn, off Truro Hill which, as the name implies, is the ancient route to Truro, passing nearby Enys House and Gardens. Junior and secondary schooling, as well as the extensive and growing university campus at Tremough are just a few minutes' drive away, and easily walkable for those so inclined, with Truro Hill not only leading through attractive lightly wooded countryside to Carclew and Perranarworthal, but also to the nearby village of Mylor Bridge and Mylor Harbour - the county's pre-eminent boating location.

In all, an excellent location for this detached, individual house which is being sold with the undoubted benefit of immediate vacant possession and no onward chain.

## THE ACCOMMODATION COMPRISES

### RECEPTION HALL

Hardwood entrance door with leaded glazed insert from the brick pavia parking area. Radiator, high level cupboard housing electrical trip switching, telephone socket. Courtesy door to the garage (see below).

### UTILITY ROOM

Full depth fitted worksurface with tiled splashback, inset stainless steel sink unit with mixer tap and space below with plumbing for washing machine. Wall cupboards, radiator, Worcester Greenstar Highflow 440 gas fired boiler with Drayton timer switching. uPVC double glazed door to the gardens. Extractor fan.

### OPEN-PLAN LIVING ROOM

A superbly proportioned, light, triple aspect living room with timber-effect flooring and double glazed casement doors with side screens overlooking and opening onto the gardens. Multiple inset downlighters, two radiators, TV aerial sockets, telephone points. Open fireplace with slate hearth and timber surround.

### KITCHEN AREA

Comprehensive range of fitted high-gloss wall and base units with tall brushed steel handles. Wood block worksurface continuing to form a peninsula unit/breakfast bar. Inset stainless steel sink unit with mixer tap and cutlery drainer, integrated dishwasher. Window to the parking area, Stoves oven/grill with five-burner gas hob over with illuminated stainless steel extractor canopy and stainless steel splashback. Integrated fridge and freezer units - the latter not functioning. Inset downlighters.

### GALLERIED DINING HALL

Part glazed hardwood door from the living room. An extremely light and versatile circulatory area with broad tilt-and-turn double glazed window to the front elevation and high level glazed screens over the galleried landing at first floor level. Turning timber staircase with glazed balustrading. Radiator, telephone point, extensive range of built-in storage cupboards, Drayton central heating thermostat. Inset downlighters, part glazed door to the side hall (see below).

### RECEPTION ROOM/BEDROOM FOUR

Twin casement doors with matching side screens to the

front elevation overlooking and opening onto the gardens. TV aerial socket, telephone point, radiator. An adaptable room with timber-effect flooring.

### SIDE HALL

Further matching entrance door with leaded double glazed screen. Inset downlights, radiator.

### BEDROOM THREE

Window overlooking the parking area and garden beyond, radiator, TV aerial socket, telephone point.

### GROUND FLOOR SHOWER ROOM/WC

White three-piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, broad walk-in shower cubicle with Mira instant shower. Inset downlighters, obscure double glazed window to the parking area, extractor fan, radiator, wall mirror.

## FIRST FLOOR

### GALLERIED LANDING

Overlooking the dining hall below, bathed in natural light with the glazed screens overlooking the entrance to Bella Vista Gardens and beyond, to Ponsharden and the outskirts of Falmouth. Inset downlighters.

### BEDROOM TWO

Double casement doors opening onto a south-facing balcony with glazed balustrading, stainless steel handrails and views to the outskirts of Falmouth and Penryn. Two Velux windows to the rear elevation, inset downlighters, radiator, telephone point, TV aerial socket, door to:-

### EN-SUITE SHOWER ROOM/WC

White three-piece suite comprising a pedestal wash hand basin with mixer tap, low flush WC and mains-powered shower cubicle. Fully ceramic tiled walls, extractor fan, wall mirror with strip light above and shaver socket to the side. Radiator, Velux window to the rear elevation.

### BEDROOM ONE

A particularly well proportioned 'principal' bedroom with canopied ceiling with inset downlighters. Double casement doors, again opening onto a south-facing balcony with glazed balustrading and stainless steel handrail, enjoying views to Falmouth and Penryn. TV aerial socket, telephone point, radiator, door to:-

### EN-SUITE BATHROOM/WC

White three-piece suite comprising a pedestal wash hand basin with mixer tap, low flush WC and panelled bath with mixer tap and shower attachment. Fully ceramic tiled walls, wall mirror with strip light over and shaver socket to the side. Velux roof window to the rear elevation, extractor fan, radiator.

### GARAGE

Electronic up-and-over door, broad double glazed window to the rear elevation, light and power connected. Timber steps leading to a mezzanine level, ideal for storage etc, with Velux windows to both the front and rear elevations. The garage and mezzanine level clearly provide potential for additional accommodation, if required, subject to all necessary consents.



## THE EXTERIOR

### BRICK PAVIA DRIVEWAY AND PARKING AREA

Providing sufficient space for up to four vehicles, together with direct access to the garage and to entrance doors. Exterior courtesy lighting, cold water tap.

### FRONT GARDENS

Pathway and paved steps to the open-plan living room and additional reception room. Exterior courtesy lighting, laurel hedging, broad level lawn with timber boundary fence.

### REAR GARDENS

Further doors to the open-plan living room and to the utility room. Paved steps, timber decked terrace, boundary hedge and fencing, pathway returning to the parking area.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water and gas are connected to the property. Private septic tank drainage. Gas fired central heating. Telephone points (subject to supplier's regulations).

### COUNCIL TAX

Band E - Cornwall Council.

### TENURE

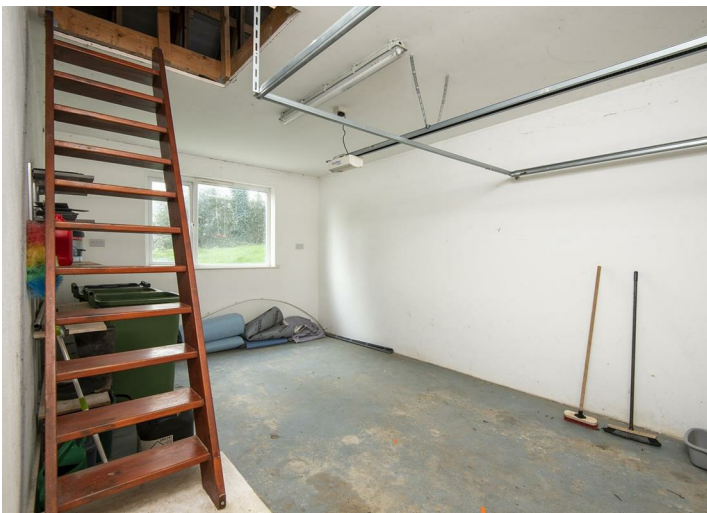
Freehold.

### VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

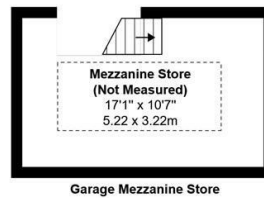
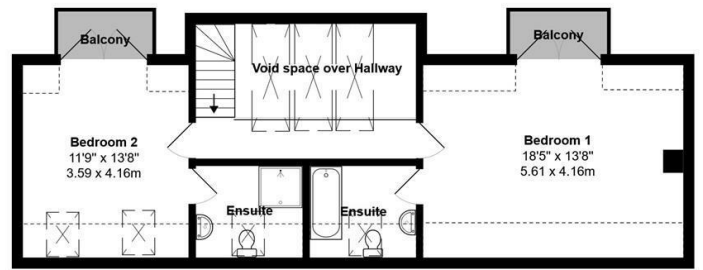
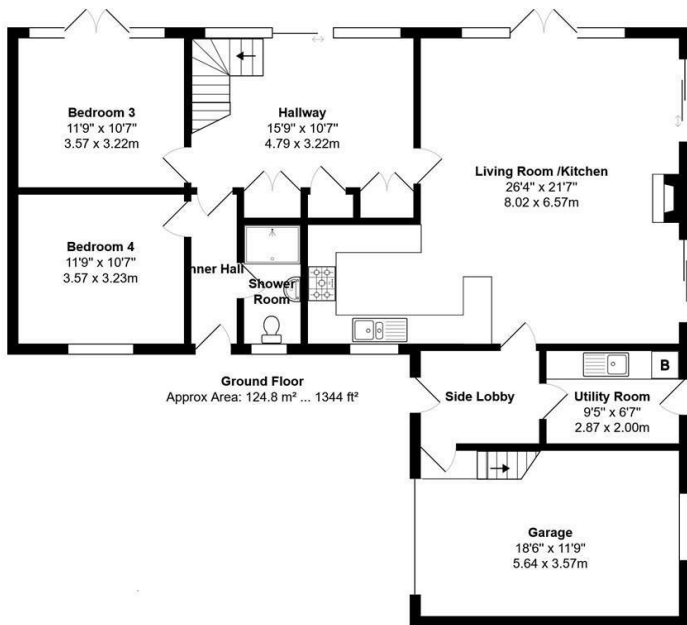
### DIRECTIONAL NOTE

From Penryn Bridge and the head of the Penryn River, proceed along Commercial Road, passing the right-hand turning to St Gluvias Church and Mylor Bridge. Within approximately 200 metres, take the turning right onto Truro Hill and proceed up this road, passing Vinery Meadow on the right-hand side. After the right-hand bend, the entrance to Bella Vista Gardens will then be clearly found on the left-hand side, opposite the entrance into Round Ring.





# Floor Plan



Bella Vista Gardens, Truro Hill, Penryn, TR10 8AN

Total Approx Area: 184.0 m<sup>2</sup> ... 1981 ft<sup>2</sup> (excluding mezzanine store, balcony, void space over hallway)

All measurements are approximate and for display purposes only