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**£285,000 FREEHOLD**

**A spacious two double bedroom detached bungalow, garage & driveway parking, no onward chain, central heating, majority double glazed windows and a generously sized rear garden.**

**LANYON ROAD, PLAYING PLACE, TRURO, CORNWALL**

**EPC - D**



## PROPERTY DETAILS

Situated in the highly sought-after village of Playing Place, this delightful two-bedroom detached bungalow offers no onward chain, garage and driveway parking and comfortable single-storey living in a peaceful residential setting. The property features a welcoming lounge complete with a cosy wood burner, the kitchen is well-appointed and benefits from a traditional Rayburn oven, adding both character and practicality. A bright sunroom to the rear provides additional living space and enjoys pleasant views over the garden. There are two well-proportioned bedrooms and a family bathroom, whilst the majority of the windows are double glazed. Externally, the property boasts a detached garage and driveway parking, providing ample off-road parking and storage.

### COUNCIL TAX BAND – C

Covered entrance with opaque UPVC double glazed door and matching side screen to;

#### ENTRANCE HALL

A spacious entrance hall with wood flooring, panelled radiator, access to loft space, solid wood doors lead off the entrance hall providing access to all rooms.

#### LOUNGE

**13'7 x 12'4 (4.2m x 3.8m)**

Attractive cast iron wood burner with wooden surround and mantle over, panelled radiator, wood flooring, UPVC double glazed window to front elevation.

#### KITCHEN/DINER

**13'4 x 9'8 (4.1m x 3m)**

Fitted with a range of solid oak base cupboards with solid wood worksurfaces, inset one and a half bowl single drainer enamel sink with mixer tap, fitted Rayburn oven, space for an upright fridge freezer, recess with plumbing for a washing machine, integrated dishwasher, cupboard housing a wall mounted gas boiler providing hot water and central heating, window to rear elevation, stable door to;

#### SUNROOM

**13'4 x 7'5 (4.1m x 2.3m)**

Ceramic tiled flooring, panelled radiator, windows to side and rear elevation, door to the rear garden.

#### BEDROOM ONE

**10'4 x 10'1 (3.2m x 3.1m)**

Wood flooring, panelled radiator, UPVC double glazed window to rear elevation.

#### BEDROOM TWO

**10'4 x 10'1 (3.2m x 3.1m)**

Panelled radiator, wood flooring, UPVC double glazed window to front elevation.

#### BATHROOM

**6'4 x 5'8 (1.9m x 1.7m)**

White suite comprising panelled bath with mixer shower over, fully tiled surround and glazed shower screen, low level WC, pedestal basin, heated towel rail, opaque UPVC double glazed window to rear elevation.

## **OUTSIDE**

### **GARDENS**

The gardens are situated mainly to the rear of the property, offering a good deal of privacy and seclusion, laid largely to lawn, with a useful timber constructed summerhouse. There is a small lawned garden and concrete driveway running along the side of the property, servicing the garage.

### **GARAGE**

Single with a metal up and over door.

### **BUYERS INFORMATION**

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

### **SERVICES**

All main services are connected to the property.

### **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

#### **The Consumer Protection Regulations**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



### Ground Floor

Approx. 68.2 sq. metres (734.0 sq. feet)



Total area: approx. 68.2 sq. metres (734.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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