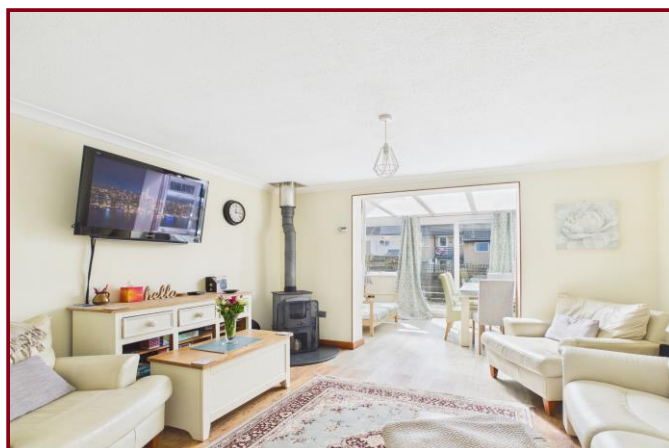




MAP estate agents
Putting your home on the map

**Kingsley Cove, Sandy Road,
Porthtowan, Truro**

£348,000
Freehold





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Property Introduction

A modern three bedroomed property located within this popular seaside village of Porthtowan enjoying views towards the sea and coastline.

The property has, in recent years, been utilised as a holiday rental - therefore, it is being sold chain-free. Benefitting from uPVC double glazed windows and doors and an electric heating system, the accommodation to the ground floor has a well equipped kitchen with a good range of built-in units, a lounge with feature wood burner and an open-plan archway giving access to a bright sunroom with sliding uPVC double glazed doors accessing the paved garden. To the first floor are two bedrooms and a family bathroom, while a second staircase takes you to the principal bedroom which has an en-suite WC and enjoys the delightful views towards the sea.

Externally, to the front are two parking spaces - one immediately outside while the other space is located just opposite, while a pathway to the front door has a pebbled drying area and log store. To the rear is an enclosed, paved garden with a pedestrian gate.

Location

Porthtowan is a popular village and tourist area renowned for its excellent surfing beach making it a desirable holiday destination.

Local amenities include local shops, cafes and the Blue Bar whilst there is an array of walks nearby - either taking you inland to explore part of Cornwall's historical heritage, or the rugged clifftop walks leading to St Agnes and beyond.

The cathedral city of Truro is approximately ten miles distant being the main centre in Cornwall for shopping with its three-spired cathedral, Georgian architecture and cobbled streets making it a popular destination for visitors and locals. Truro is also renowned for the Hall for Cornwall being located on the piazza.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE HALLWAY

Staircase to first floor and fuse box. Door to:-

KITCHEN 12' 5" x 11' 8" (3.78m x 3.55m) maximum measurements

uPVC double glazed window to the front. Single drainer sink unit with mixer tap, a good range of base and wall-mounted storage cupboards, range of working surfaces, integrated oven, hob, extractor fan, fridge and freezer. Plumbing for automatic washing

machine and dishwasher, tiled flooring, part tiled walls, downlighters and radiator. Access to:-

LOUNGE 12' 6" x 12' 0" (3.81m x 3.65m)

Radiator with feature wood burner, laminate flooring and electric mounted radiator. Access to:-

SUNROOM 11' 1" x 7' 8" (3.38m x 2.34m)

uPVC double glazed window to the side and uPVC double glazed sliding doors to the outside. Two wall lights.

Returning to hallway, stairs to:-

FIRST FLOOR LANDING

Doorway accessing second staircase as well as:-

BEDROOM ONE 12' 5" x 9' 3" (3.78m x 2.82m)

uPVC double glazed window to the front enjoying sea views.

BEDROOM TWO 8' 5" x 6' 2" (2.56m x 1.88m) maximum measurements

uPVC double glazed window to the rear. Storage cupboard with factory-lagged immersion heater and radiator.

BATHROOM

Panelled bath with shower unit over and shower screen, close coupled WC, wash hand basin, double storage cupboard under, extractor fan, heated towel, wall mirror and light.

SECOND FLOOR

BEDROOM THREE 12' 5" x 8' 8" (3.78m x 2.64m) plus recesses, restricted headroom on two sides

'Velux' window to the front and 'Velux' window to the rear enjoying elevated sea views. Louvre door eaves storage cupboard, wood flooring and radiator. Door to:-

EN-SUITE WC

Close coupled WC, wash hand basin, extractor fan, wood flooring and wall light with shaver point.

OUTSIDE FRONT

Immediately, to the front of the property are two allocated parking spaces - one being situated just outside and the other space located just opposite. A pathway leads to the front door with a pebbled drying area and a useful wood store.

REAR

To the rear is a paved patio with a pedestrian gateway from here enjoying a sea view.

SERVICES

Mains drainage, mains water and mains electricity.

AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.

DIRECTIONS

Proceeding into the village, towards the car park, turn right into Sandy Road taking the second turning on the right-hand side into Kingsley Cove where Number 23 will be identified on the right-hand side. If using What3words: overheard.guessing.observers

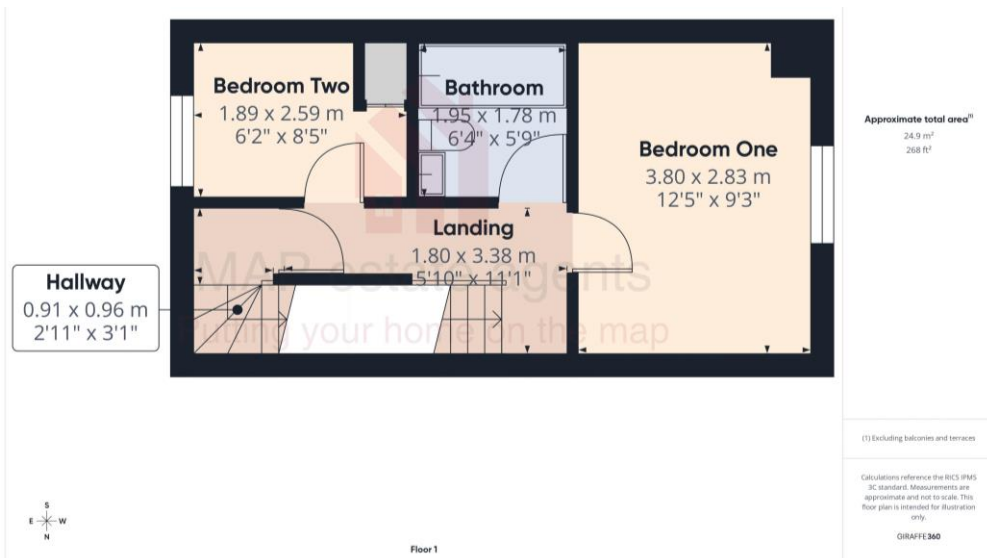
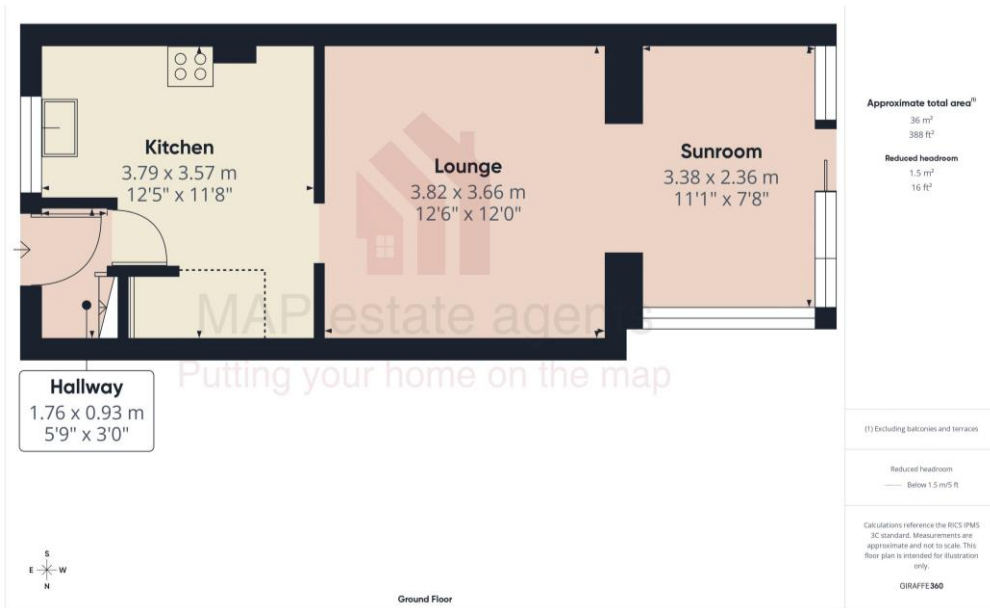


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	39 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Well presented mid-terraced family home
- Outlook towards the beach and coastline
- Three bedrooms (principal with en-suite WC)
- Fitted kitchen
- Lounge with feature Wood burner
- Sunroom
- Electric heating system complemented by double glazing
- Two parking spaces
- Paved garden with views towards the beach
- Popular seaside village location



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