



**goundrys**  
SALES

**Old Coach Road, Playing Place, Truro**

Truro

Guide Price  
**£595,000**

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 1

#### Description

Found in the Desirable village of Playing Place and located within the most Prestigious road within the village is this 4 Bedroom (master en-suite) Detached property. This spacious, light and airy family home is offered to the market with No onward chain. The accommodation on offer is as follows. The entrance door opens into the entrance vestibule having double doors opening into the welcoming hallway, from here doors lead to the following accommodation: The living room is of a good size with dual aspect double glazed windows to the side and rear giving pleasing views over the garden. There is feature fireplace with an arched recess to one side having shelving. The kitchen/breakfast room is fitted with a range of wall and base units incorporating a double sink with mixer taps over with complimentary worktops. There is space for the cooker with an extractor fan over. A door opens into a rear porch having a work top with space under and plumbing for a washing machine. From the inner hallway you will find the 2 downstairs bedrooms, one of which has been used for a separate dining room plus the shower room being fitted with a white suite. Stairs rise to the first floor accommodation where you will find the master bedroom having an en-suite bathroom fitted with a white suite. You will also find bedroom number two being a good size double room, both of these bedrooms benefit from having lovely views over the rear garden. To the outside of the property there is ample driveway parking which leads to the single garage having an up and over door, there is also a rear door opening into the garden. The rear attractive level garden has a generous size patio area, ideal for alfresco dining, being laid to lawn with shrub borders all enclosed with fencing. This family home is warmed by Gas Central Heating with Double Glazing.

#### Location

Playing Place is a popular village location just 2 miles from Truro with its own local shop, regular bus service and community centre, along with the popular Punch Bowl and Ladle public house/restaurant situated at nearby Penelewey. Very well situated for the world renowned sailing waters of the Carrick Roads, the harbour town of Falmouth is approximately 7 miles distant, whilst the cathedral city of Truro offers an extensive range of educational, retail, recreational facilities and mainline rail link to London Paddington and the north.

#### Material Facts Breakdown

Tenure: Freehold

Council Tax Band: E (Source: Cornwall Council Tax Band Checker)

Construction Type: Construction not confirmed by a professional. Please refer to your surveyor's comments.

Age of Construction: Not confirmed by a professional. Please refer to your surveyor's comments.

Heating: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Electricity: Mains





EPC: C Valid until 2nd March 2036

Broadband: Super fast 60Mbps download (Source: Ofcom Broadband Checker)

Mobile Signal: Indoor: Limited/Likely; Outdoor: Likely (Source: Ofcom – EE, Three, O2, Vodafone)

#### Disclaimer

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

#### Legal Notices

#### Anti-Money Laundering Compliance – Purchasers

In line with our regulatory obligations, we are required to obtain verified identification from all prospective purchasers prior to proceeding with a sale. Full details regarding the identification process will be provided once an offer has been made.

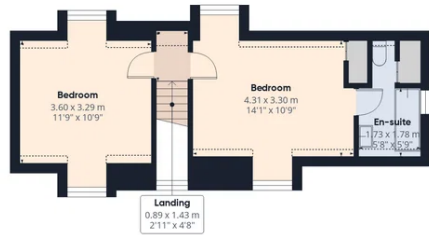
#### Proof of Finance – Purchasers

To comply with our regulations and ensure the integrity of the transaction, we must receive satisfactory proof of funds before a sale can be agreed. This requirement also helps to facilitate a smooth and timely completion.





Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
 127.9 m<sup>2</sup>  
 1376 ft<sup>2</sup>  
 Reduced headroom  
 3.9 m<sup>2</sup>  
 42 ft<sup>2</sup>

(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.

GIRAFFE360



# Truro Sales

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