

8 Cotwood Estate, Ponsanooth

Guide Price £300,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

- Semi-detached bungalow
- Two double bedrooms
- Quiet location; no passing traffic
- Village location
- Recently updated
- Larger than expected
- Peaceful, secure & private garden
- Driveway parking

THE PROPERTY

Built in the late 1960s to early 1970s, when developers were renowned for creating homes with far more generous proportions than many modern new-builds, this attractive semi-detached property enjoys a particularly peaceful position at the very end of a no-through road, with virtually no passing traffic.

Number 8 has been thoughtfully updated and improved by the current owners, who have lovingly maintained the home throughout their ownership. A growing family now prompts their move, presenting an excellent opportunity for the next owners to enjoy all that this beautifully presented property has to offer.

Recent upgrades include a complete bathroom renovation, the installation of solar panels and an air source heat pump, enhancing both energy efficiency and long-term running costs. The property is presented in genuine "move straight in" condition, while the substantial loft space offers exciting potential for further accommodation should additional space be required, subject to any necessary consents.

Outside, there is driveway parking to the front, while the rear garden provides a lovely, secure and private setting. Enjoying a sunny aspect for much of the day, it is an ideal space for families, entertaining, or simply relaxing outdoors.

We have produced a detailed walk-through, talk-through video tour to give potential buyers a better understanding of what is on offer, so do have a watch.





THE LOCATION

On a quiet no through road within a short walk from village facilities. Ponsanooth - meaning 'bridge at the stream', is a popular village with an active community and good everyday facilities including a primary school, church, pub, village store and post office.

The location is convenient, about four miles from Falmouth and Redruth and nine miles from Truro with regular bus services to each. The picturesque river Kennall runs nearby; in the 19th century this river worked a flour mill and a number of gunpowder mills, machinery at a foundry and a paper mill.

Just a short drive to Falmouth and Truro, Ponsanooth is very well positioned to get to all travel links, shops, hospital and importantly…..beaches! We really like this Village….. great pub, lovely shop with friendly staff, fantastic school, breath-taking walks and lots of children's play areas. This is a family friendly village with a great community. A school bus service takes a weekday journey to and from the schools at Falmouth and Penryn. Shopping at Falmouth and Truro is also close by and many beaches are a short drive away. Great travel links and close to a main arterial road, yet the Village itself is quiet and peaceful.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

Services: Mains electricity, Water & drainage.

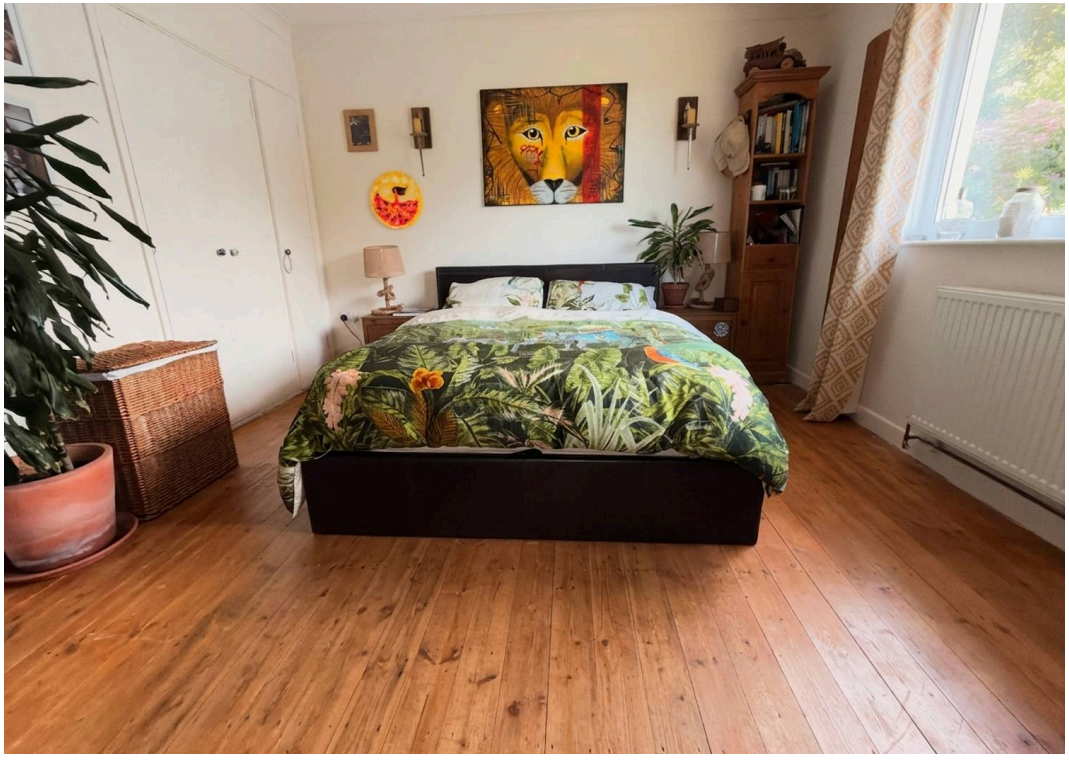
Solar panels and related technology, Air source heat pump.

What3Words: ///submerge.nourished.decoding









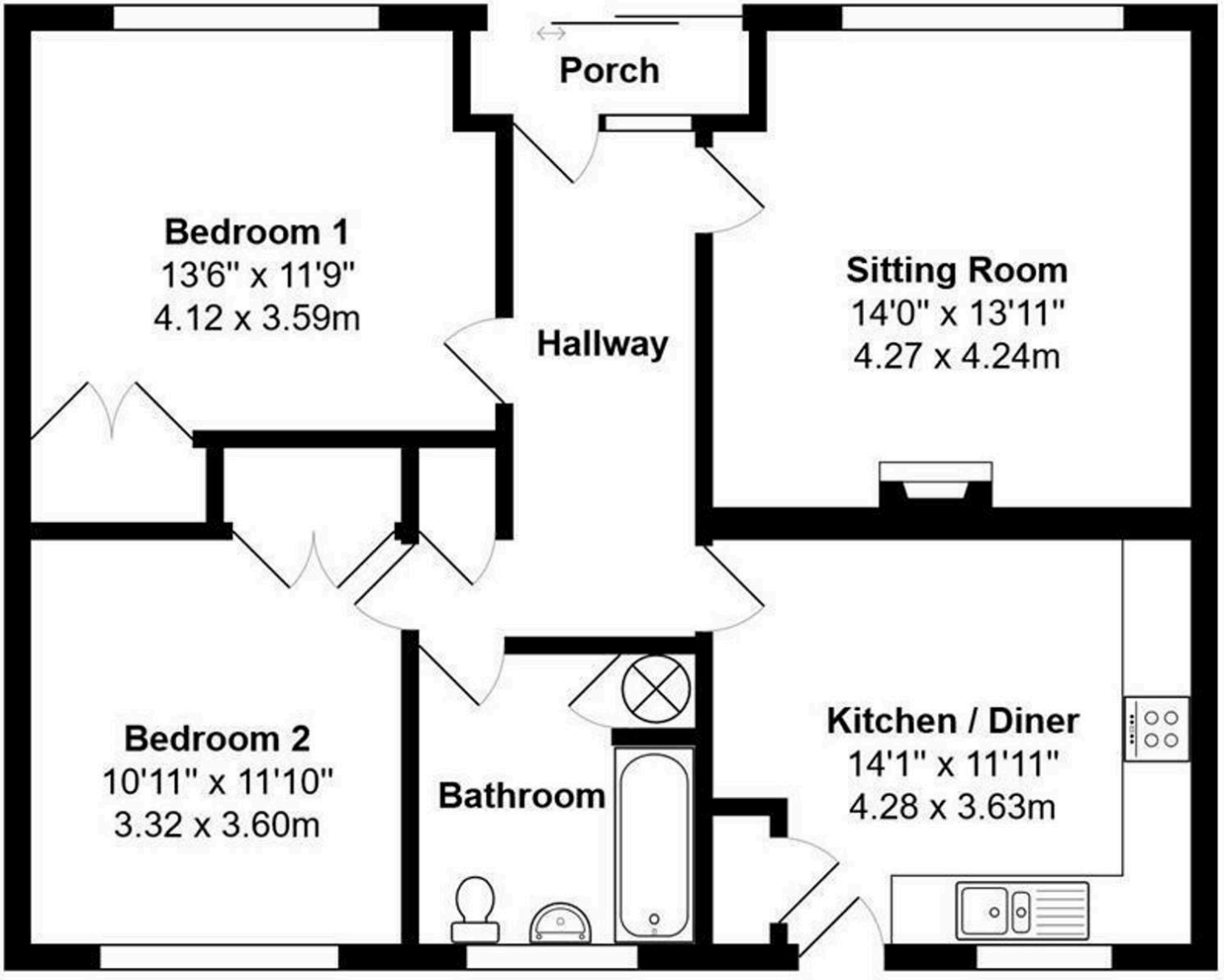














Cot Wood, Ponsanooth, TR3 7HH

Approx Total Area: 82.1 m² ... 883 ft²

All measurements are approximate and for display purposes only

Heather & Lay
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PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

The Property Ombudsman

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