

33 Polsue Way

Tresillian, Truro,
Cornwall, TR2 4BE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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Cornwall TR2 4BE

AN END OF TERRACE TWO STOREY HOUSE WITH WONDERFUL VIEWS, PARKING AND NO ONWARD CHAIN

Situated in an established residential development within a short drive of Truro, 33 Polsue Way enjoys far reaching views over the river and surrounding countryside. The house provides two bedrooms (Previously 3) and a spacious open plan living area incorporating a lounge and kitchen/dining room, with doors opening onto a balcony. A large decked terrace provides the principal garden space, while off road parking for two cars offers scope for an EV charging point, subject to any necessary consents. The property is offered for sale with vacant possession and no onward chain.



Guide Price £335,000

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GENERAL COMMENTS

33 Polsue Way is an attractive end of terrace house occupying an elevated position with far reaching views over the river and surrounding countryside. The accommodation is arranged over two floors, with the principal living rooms at entrance level to take full advantage of the outlook. A particularly spacious kitchen and dining room opens onto a balcony, while the adjoining lounge provides a distinct area in which to relax. The lounge was previously a third bedroom and there is potential to create this again.

Two bedrooms occupy the lower floor, along with a substantial storage room with restricted head height. The property also benefits from a large decked terrace and off road parking for two cars. Offered with vacant possession and no onward chain, it presents an appealing opportunity for a purchaser wishing to move swiftly.

THE PROPERTY

The front door opens into an entrance hall with access to the bathroom and living accommodation. The lounge is a well proportioned room, opening through to the kitchen and dining room to create a generous, connected living space.

The kitchen is fitted with light coloured units and contrasting work surfaces, with a breakfast bar providing space for informal dining. Beyond, the dining area has ample room for a table and wide glazed doors opening directly onto the balcony. This is a lovely place to enjoy the views across the river and countryside. The bathroom is fitted with a bath, separate shower, WC and twin wash basins.

Stairs lead down to a rear hallway serving the two bedrooms. A large adjoining room provides valuable storage, although head height is restricted.

OUTSIDE

The balcony extends across the rear of the living accommodation and provides an elevated vantage point for the views. A large decked terrace forms the principal garden area, with plenty of space for outdoor furniture.

Off road parking is available for two cars. There is scope to install an EV charging point, subject to any necessary consents and a suitable electrical connection.



TRESILLIAN

Tresillian is a sizeable village approximately three miles east of Truro, extending along the A390 beside the tidal Tresillian River. Riverside walks towards St Clement and Malpas provide opportunities to enjoy the scenery and abundant birdlife. The village has a public house, a service station with a shop and post office, a church, chapel and village hall, while a regular bus service connects Truro and St Austell. Waitrose is approximately five minutes away by car, and the sandy beaches of Pendower and Carne on the Roseland Peninsula can be reached in around twenty minutes.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

A light and spacious hallway with cloaks cupboard.





KITCHEN/DINING ROOM
8.38 x 4.23 (27'5" x 13'10")
A modern fitted kitchen with breakfast bar and completely open to the dining area. A large range of units with worktop over, sink and drainer inset with gas hob and oven with hood over, integrated dishwasher, and freestanding fridge/freezer.

Space for a selection of furniture and sliding patio doors to balcony.

BALCONY
5.9 x 2.2 (19'4" x 7'2")
Enjoying views over the decking, river and countryside.

LOUNGE
5.63 x 2.97 (18'5" x 9'8")
With window to the rear.

BATHROOM
2.56 x 2.34 (8'4" x 7'8")
A well appointed bathroom with bath, shower, w.c. and dual wash hand basins.

LOWER FLOOR

REAR HALL
Cupboard and door to rear.

BEDROOM 1
3.58 x 3.03 (11'8" x 9'11")
With built in wardrobes.

BEDROOM 2
3.05 x 3.01 (10'0" x 9'10")

OUTSIDE
The property is approached via a path with steps leading down to the front door. There is a parking area for two cars and potential here for an EV charging point.

Access leads along the side of the property where there is a side door to the storage room below the house which houses the gas boiler.

The large area of decking to the rear is ideal for entertaining.

SERVICES
Mains gas, electricity, water and drainage.

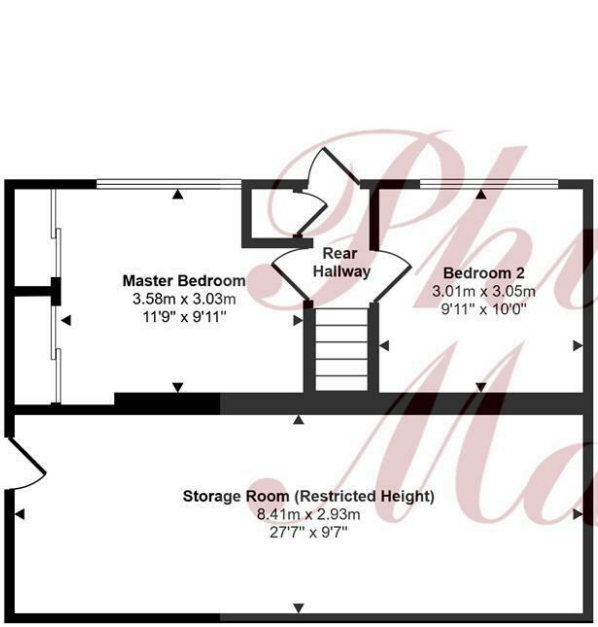
N.B
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

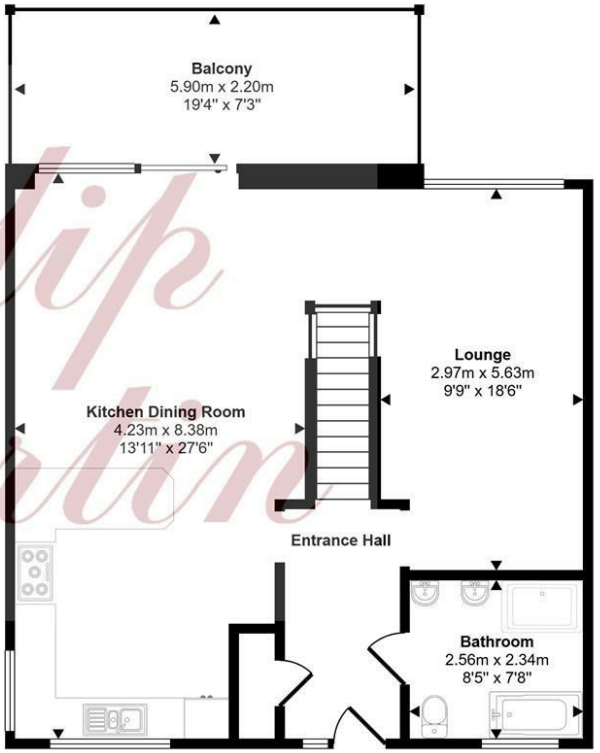
DATA PROTECTION
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COUNCIL TAX
Band C.

Approx Gross Internal Area
122 sq m / 1312 sq ft

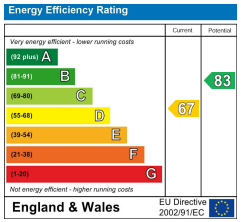


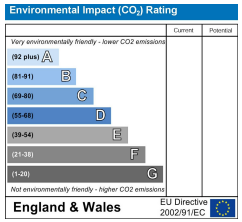
Lower Floor
Approx 53 sq m / 569 sq ft



Ground Floor
Approx 69 sq m / 742 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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