

Penlee Tresillian

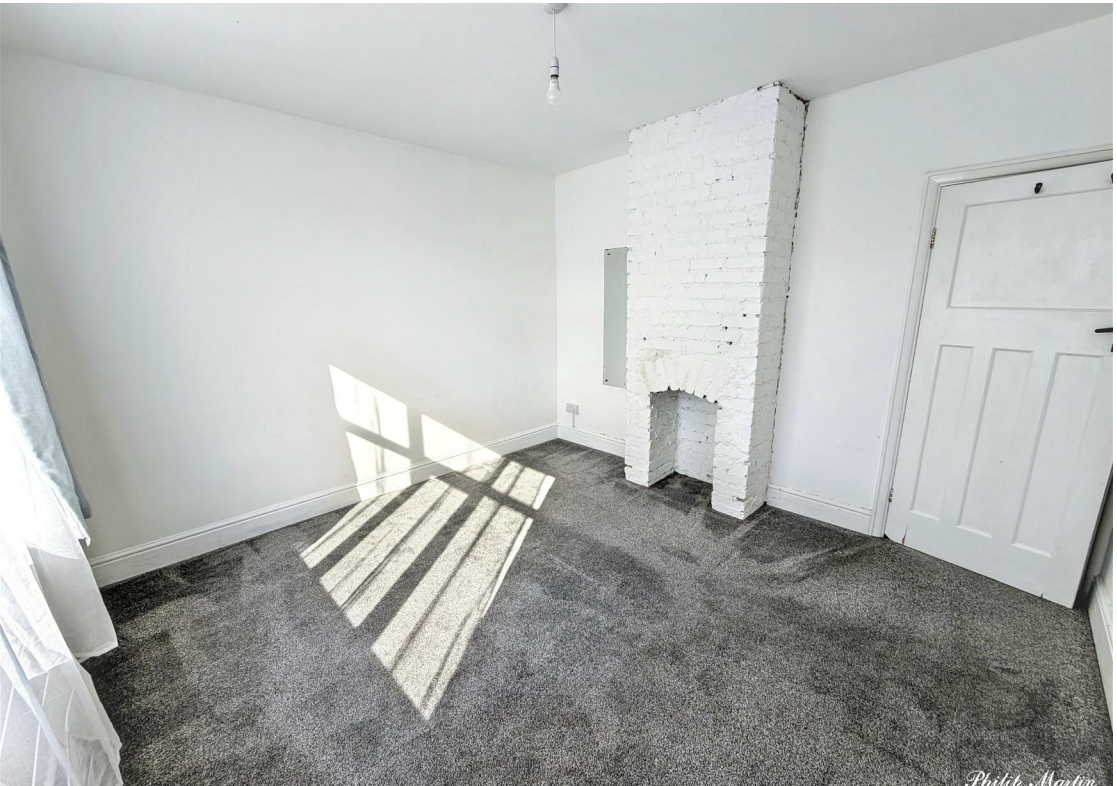
, Truro,
TR2 4BN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS









Penlee Tresillian

Truro
TR2 4BN

DETACHED DORMER BUNGALOW IN ELEVATED POSITION

Situated in an elevated position enjoying far-reaching views towards the creek and surrounding countryside, this deceptively spacious detached home offers flexible accommodation with either three or four bedrooms. The property features a generous dual aspect lounge/dining room flooded with natural light, a modern fitted kitchen and contemporary shower room, whilst the principal bedroom benefits from an en-suite.

Outside, the property enjoys ample off-road parking together with terraced gardens and an open outlook that makes the most of its enviable setting. Further benefits include owned solar panels, double glazing and gas fired central heating.

EPC - B

Guide Price £365,000



Philip Martin

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THE PROPERTY

Occupying an elevated position within the popular riverside village of Tresillian, this detached home enjoys far-reaching views towards the creek and surrounding countryside whilst offering spacious and versatile accommodation arranged over multiple levels.

The property provides flexible living space with either three or four bedrooms, making it well suited to a variety of purchasers. The principal bedroom benefits from an en-suite facility, whilst a generous dual aspect lounge/dining room enjoys an abundance of natural light together with attractive views across the surrounding landscape. The modern fitted kitchen offers ample storage and workspace, complemented by a stylishly updated shower room.

Externally, the property benefits from ample off-road parking and terraced gardens which make the most of the elevated setting and outlook. Conveniently positioned for access to Truro, St Austell and the Roseland Peninsula, the property combines practicality with a scenic village setting close to waterside walks and local amenities.

Further benefits include owned solar panels, double glazing and gas fired central heating.

A spacious and adaptable home enjoying lovely views in this well regarded village location.



TRESILLIAN

Tresillian is a sizeable village community about three miles east of Truro. It is a long village straddling the A390 which runs parallel to the tidal Tresillian River. The area is well known for scenic attractions with many walk-ways in the area including along the edge of the river with its abundance of wildlife and shore bird towards St Clements and Malpas.

There is a pub, service station with good local shop which caters for everyday needs and post office. The village also has a church and chapel and village hall which supports a range of social activities. There is a regular bus service which runs between Truro and St. Austell. The sandy beaches of Pendower and Carne on the Roseland Peninsula are within a twenty minute drive. Waitrose is within a five minute drive.





Truro

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

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

PORCH

HALLWAY
3.69 x 1.66 (12'1" x 5'5")

LOUNGE/DINING ROOM
7.44 x 3.28 (24'4" x 10'9")

KITCHEN
3.61 x 2.49 (11'10" x 8'2")

DINING / BED 4
3.64 x 3.48 (11'11" x 11'5")

BEDROOM 2
3.65 x 2.68 (11'11" x 8'9")

BEDROOM 3
3.2 x 2.6 (10'5" x 8'6")

BATHROOM
2.76 x 1.58 (9'0" x 5'2")

FIRST FLOOR

MASTER BEDROOM
3.66 x 4.84 (12'0" x 15'10")

EN-SUITE
1.93 x 1.73 (6'3" x 5'8")

OUTSIDE
Outside, the property is approached via a generous red brick paved driveway providing ample off-road parking, bordered by attractive gabion basket retaining walls which create a striking first impression. Steps rise to the front terraced garden where a gravelled seating area takes full advantage of the elevated position and enjoys pleasant views towards the surrounding countryside and creek beyond.

To the rear, the garden has been arranged over a further terrace and is predominantly gravelled for ease of maintenance,

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.

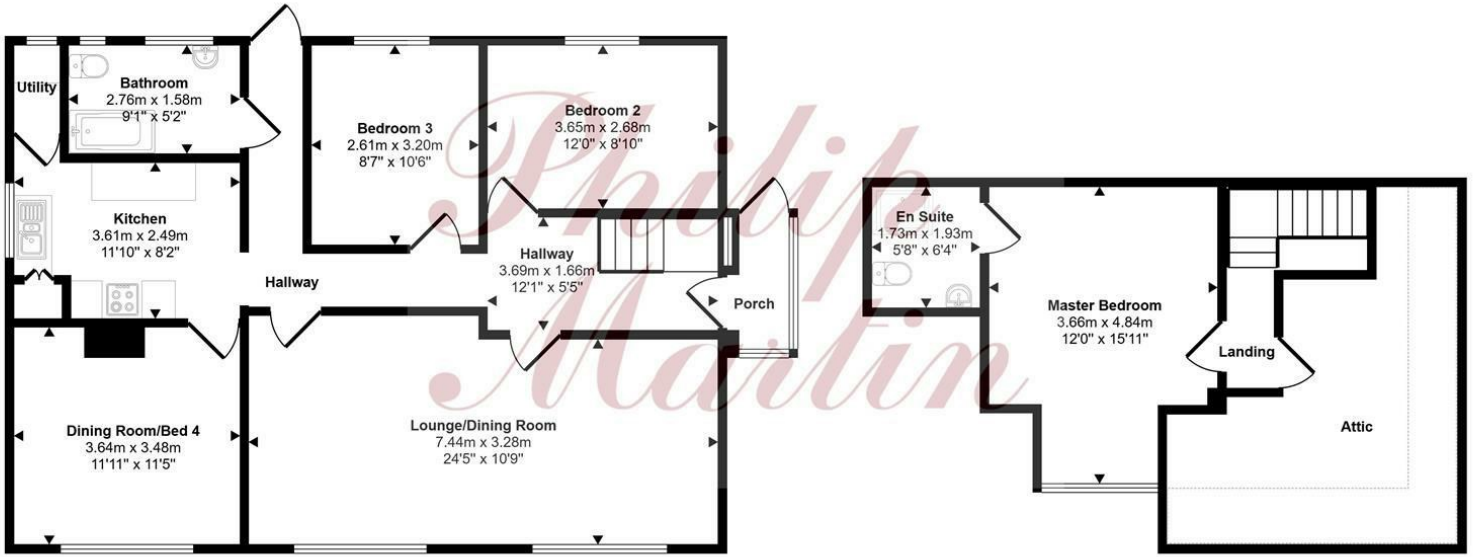
DATA PROTECTION
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COUNCIL TAX
Band D

EPC - B

TENURE
Freehold.

Approx Gross Internal Area
135 sq m / 1454 sq ft

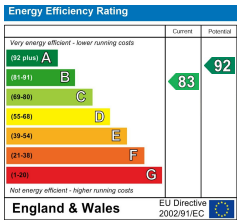


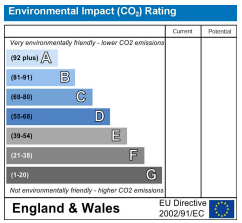
Ground Floor
Approx 92 sq m / 994 sq ft

First Floor
Approx 43 sq m / 460 sq ft

Denotes head height below 1.5m

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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