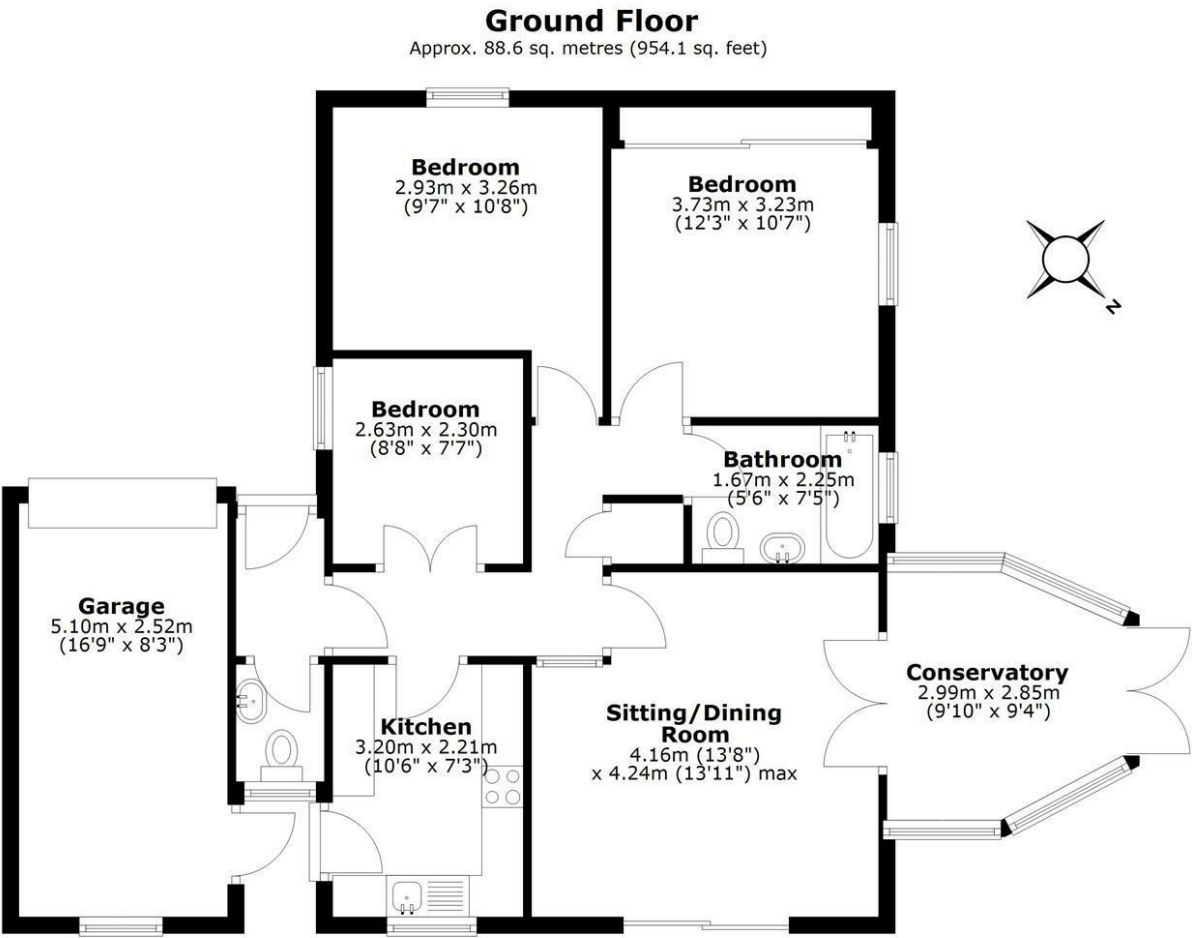


CRELOW FIELDS, STITHIANS, TRURO

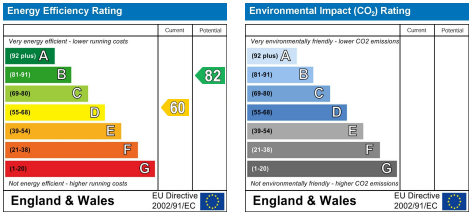


Total area: approx. 88.6 sq. metres (954.1 sq. feet)  
**21 Crellow Fields, Stithians**

KEY FEATURES

- DETACHED BUNGALOW
- THREE BEDROOMS
- SITTING/DINING ROOM
- KITCHEN
- CONSERVATORY
- BATHROOM & W.C.
- GARAGE & PARKING
- SUBSTANTIAL GARDEN
- VILLAGE LOCATION
- NO CHAIN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



21 CRELOW FIELDS, STITHIANS, TRURO, TR3 7RE

DEATCHED BUNGALOW OCCUPYING LARGE PLOT & SOLD WITH NO CHAIN

This three bedroom detached bungalow is situated in the convenient village of Stithians. Occupying a generous plot, in the corner of a quiet cul-de-sac, the bungalow offers spacious rooms throughout and in all, the accommodation includes; entrance hall, w.c., kitchen, sitting/dining room, conservatory, three bedrooms and a bathroom. There is a driveway providing off road parking, a single garage and a large rear garden. Sold with no chain, viewing is highly recommended.

EPC- D. Freehold. Council Tax - C.

PRICE GUIDE £295,000

CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk



## THE PROPERTY

21 Crelow Fields is a three bedroom detached bungalow situated within the village of Stithians. The dwelling is within walking distance of the variety of amenities on offer, as well as enjoying a quiet position within the cul-de-sac. The property is well maintained throughout with a modern conservatory extension allowing for additional living space and taking full advantage of the privacy and views to the rear. In all, the accommodation includes; entrance hallway, w.c., kitchen, bedroom/dining room, two further bedrooms, bathroom, sitting/dining room and conservatory. There is a driveway providing ample off road parking, a single garage and an extensive garden to the rear. Sold with no chain, viewing is highly recommended.

## STITHIANS

Stithians is a small rural village renowned for its agricultural show and is located approximately eight miles from Falmouth and Helston and nine miles from Truro. The village has a shop, public house, junior school and church, and a variety of water sports is available at nearby Stithians reservoir. The Cathedral city of Truro which is now recognised as the business and administrative centre of the county and boasts a wide range of facilities including schools, colleges, bars, restaurants, The Hall for Cornwall, museum, fine shopping centre and a main line railway station to London (Paddington).

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

## ENTRANCE HALLWAY

### W.C.

Low level w.c. and wall mounted hand wash basin. Obscured window to side.



## KITCHEN

10'5" x 7'3" (3.20m x 2.21m)  
Comprising a range of base level units with worktops over and tiled splashbacks. Window and door to side aspect. Inset stainless steel sink and drainer with integrated electric oven and hob and space and plumbing for dishwasher.

## SITTING/DINING ROOM

13'10" x 13'7" (4.24m x 4.16m)  
Patio doors to side aspect and double doors opening into conservatory. Two radiators.

## CONSERVATORY

9'9" x 9'4" (2.99m x 2.85m)  
With tiled flooring and fully glazed with double doors opening out onto decking. Radiator.

## BATHROOM

7'4" x 5'5" (2.25m x 1.67m)  
A fully tiled bathroom suite comprising bath with shower over, wall mounted hand wash basin and low level w.c. Obscured window to rear.

## BEDROOM

12'2" x 10'7" (3.73m x 3.23m)  
Window to rear and fitted wardrobes. Radiator.

## BEDROOM

10'8" x 9'7" (3.26m x 2.93m)  
Window to front. Radiator.

## BEDROOM

8'7" x 7'6" (2.63m x 2.30m)  
Window to front. Radiator.



## GARAGE

16'8" x 8'3" (5.10m x 2.52m)

## SERVICES

Mains water, electric and drainage. Oil central heating.

### N.B

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

## COUNCIL TAX

C.

## TENURE

Freehold.

## DIRECTIONS

From Truro proceed on the Falmouth Road the A39 at Treluswell roundabout take the A393 heading towards Redruth passing through the village of Ponsanooth and after a short distance take the next turning left signposted to Stithians. Proceed into Stithians and take the next turning right into Crelow Lane and the first right again into Crelow Fields. Take the second left and no. 21 will be located after a short distance on the right hand side.

## 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

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be

used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.