

7 CREEKSIDE VIEW

TRESILLIAN

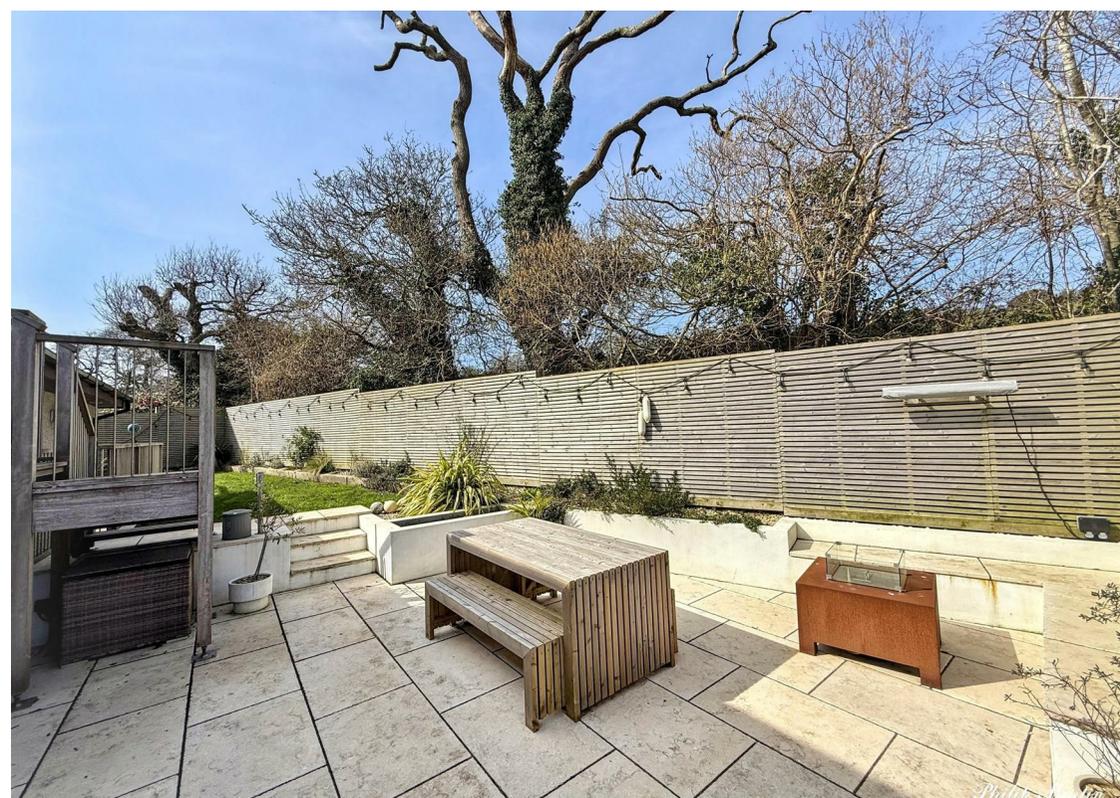
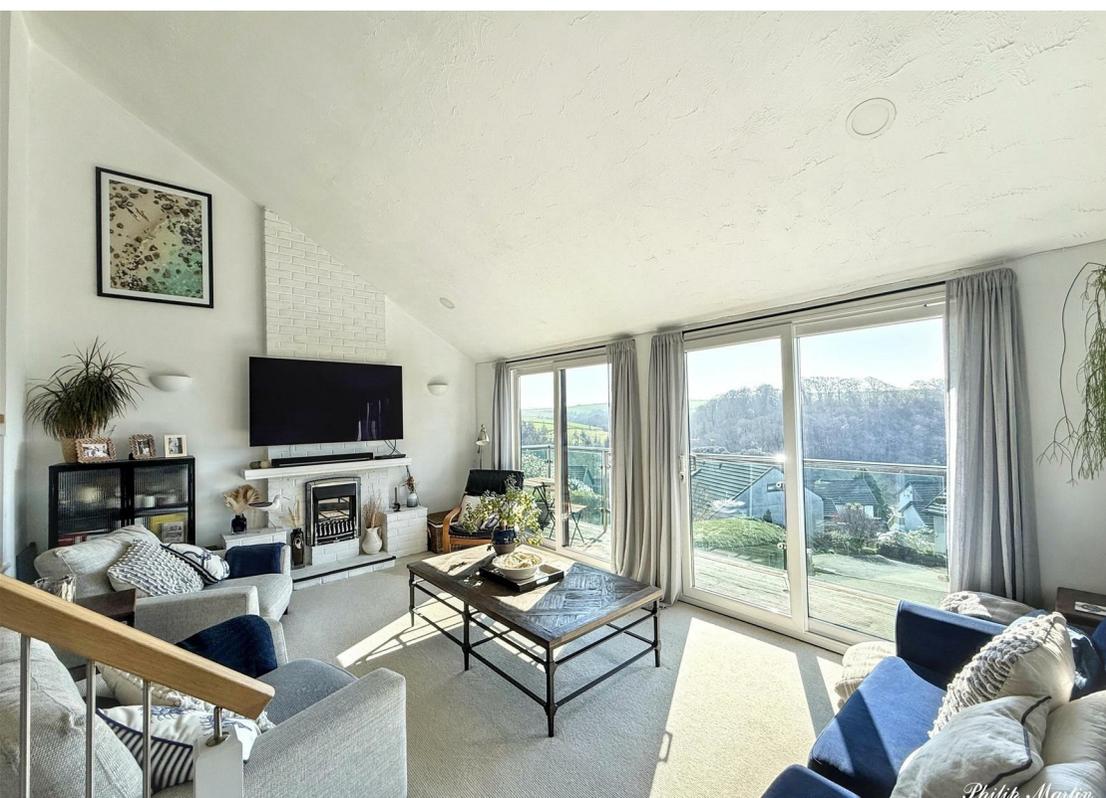
TR2 4BS



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



7 CREEKSIDE VIEW

TRESILLIAN TR2 4BS

SPACUOUS DETACHED HOUSE WITH FABULOUS RIVER & COUNTRYSIDE VIEWS

Four bedroom modern property at the head of a well established residential development boasting tremendous views of the Tresillian River and rolling countryside beyond. Set over a number of floors to take advantage of the views and thus affording light and spacious accommodation which must be viewed to be appreciated.

Four double bedrooms (two en-suite), bathroom, reception room/study, utility and open plan kitchen/dining/living space with balcony from which to enjoy the views.

Extended driveway parking for four vehicles and low maintenance landscaped gardens.

Mains gas central heating and double glazing throughout.

EPC - D. Freehold. Council Tax - F.

GUIDE PRICE £695,000

Philip Martin

PHILIP MARTIN

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(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

7 Creekside View is a well presented modern detached house situated within this well established residential development. The plot is incredibly private and the views of the river are quite spectacular. The accommodation is spacious and well proportioned throughout.

In all the accommodation comprises; study/reception room, four double bedrooms (two with en-suite facilities), family bathroom, utility room and a large open plan kitchen/dining/sitting room with vaulted ceilings and breathtaking views enjoyed through two sets of doors which lead to a balcony. Outside is a driveway providing parking for multiple vehicles and low maintenance gardens to the front and rear.

The property is mains gas centrally heated and double glazed throughout.

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):

ENTRANCE PORCH

HALLWAY

With tiled flooring and doors into:

STUDY/RECEPTION ROOM

4.95m x 3.81m (16'2" x 12'5")

A recently converted garage that is now a versatile space that can be utilised in many different ways including a gym, home office, additional bedroom or storage room. Fitted with a range of base and eye level units to the back wall with bi-folding doors to the front.

GROUND FLOOR

With two deep fitted cupboards with shelving and hanging space and steps to second floor. Door to:-



BEDROOM

3.89m x 2.64m (12'9" x 8'7")

With window to rear, radiator and door to:-

EN-SUITE

2.62m x 1.55m (8'7" x 5'1")

With a double shower cubicle, low level w.c. and pedestal wash hand basin. Radiator, obscured window to rear, electric towel rail.

UTILITY ROOM

2.59m x 1.70m (8'5" x 5'6")

With a range of eye level units, space and plumbing for washing machine and tumble dryer. Fitted with a sink and a shower tray.

FIRST FLOOR

With radiator, cupboard and loft access. Stairs to third floor and doors to:-

BEDROOM

3.91m x 3.58m (12'9" x 11'8")

Window to front enjoying river views. Radiator. Double fitted wardrobe and door to:-

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EN-SUITE

2.46m x 1.60m (8'0" x 5'2")
 W.C., wash hand basin and shower. Obscured window to front and towel rail.

BEDROOM

3.43m x 2.97m (11'3" x 9'8")
 Window to rear, radiator, double fitted wardrobe with shelving and rails.

BEDROOM

3.43m x 2.49m (11'3" x 8'2")
 Window to rear, radiator, double fitted wardrobe with shelving and rails.

BATHROOM

2.59m x 1.75m (8'5" x 5'8")
 A modern suite comprising free standing bath, w.c. and wash hand basin. Obscured window to side, extractor fan and heated towel rail.

UPPER FIRST FLOOR

KITCHEN/DINING ROOM

5.6m x 5.5m (18'4" x 18'0")
 The hub of the house; a light and spacious open plan kitchen/dining/sitting room with a vaulted ceilings. The kitchen area has been redesigned by the current clients and comprises an L shaped range of base and eye level units with worktops over and tiled splashback. Inset sink and drainer with window overlooking rear garden. A feature central island with breakfast bar. Fitted dishwasher, AEG electric double oven and grill, five ring gas hob with extractor over and space for American style fridge/freezer. Ample space for dining table with door to rear garden. Radiator.

SITTING ROOM

5.5m x 4.0m (18'0" x 13'1")
 Enjoying tremendous views of the river and countryside beyond, and providing two sliding doors allowing access onto the balcony to fully appreciate. Feature gas fireplace and radiator.

OUTSIDE

To the front of the property is a tarmac driveway providing parking for numerous vehicles. The driveway has been extended to allow for more space and a turning space whilst has also been landscaped with low maintenance gardens. Two courtesy lights and cold water tap. There is gated access to both sides of the dwelling leading to the rear garden which is therefore completely enclosed and therefore perfect for children and pets.

The rear garden has been landscaped and upgraded and now

provides a spacious paved patio with ample space for sitting out. A raised level lawn sits beyond the patio and to one side steps lead down to another patio area. A set of steps lead up to kitchen.

SERVICES

Mains water, electricity, gas and drainage.

N.B

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

COUNCIL TAX

F.

TENURE

Freehold.

DIRECTIONS

From Truro proceed in an easterly direction along the A390 and enter the village of Tresillian. A short way into the village look out for the left hand turning into Creekside View. No. 7 can found at the very top of the road on the left hand side.

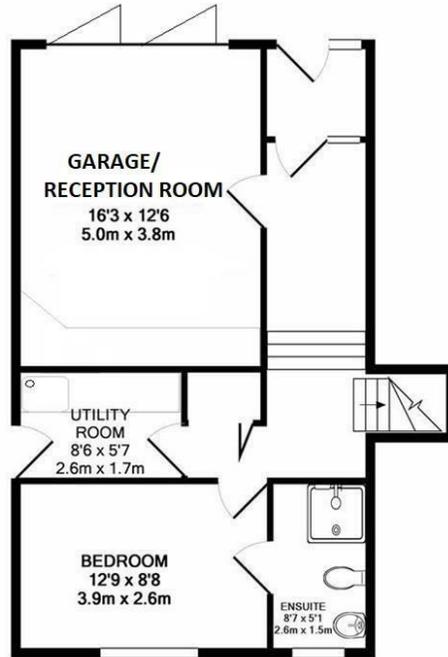
VIEWING

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.

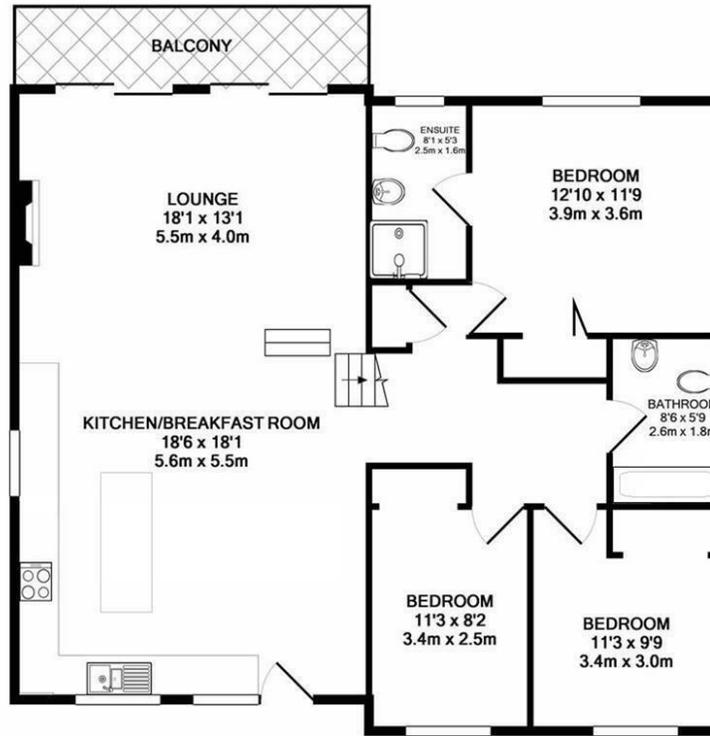
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GROUND FLOOR
APPROX. FLOOR
AREA 558 SQ.FT.
(51.8 SQ.M.)



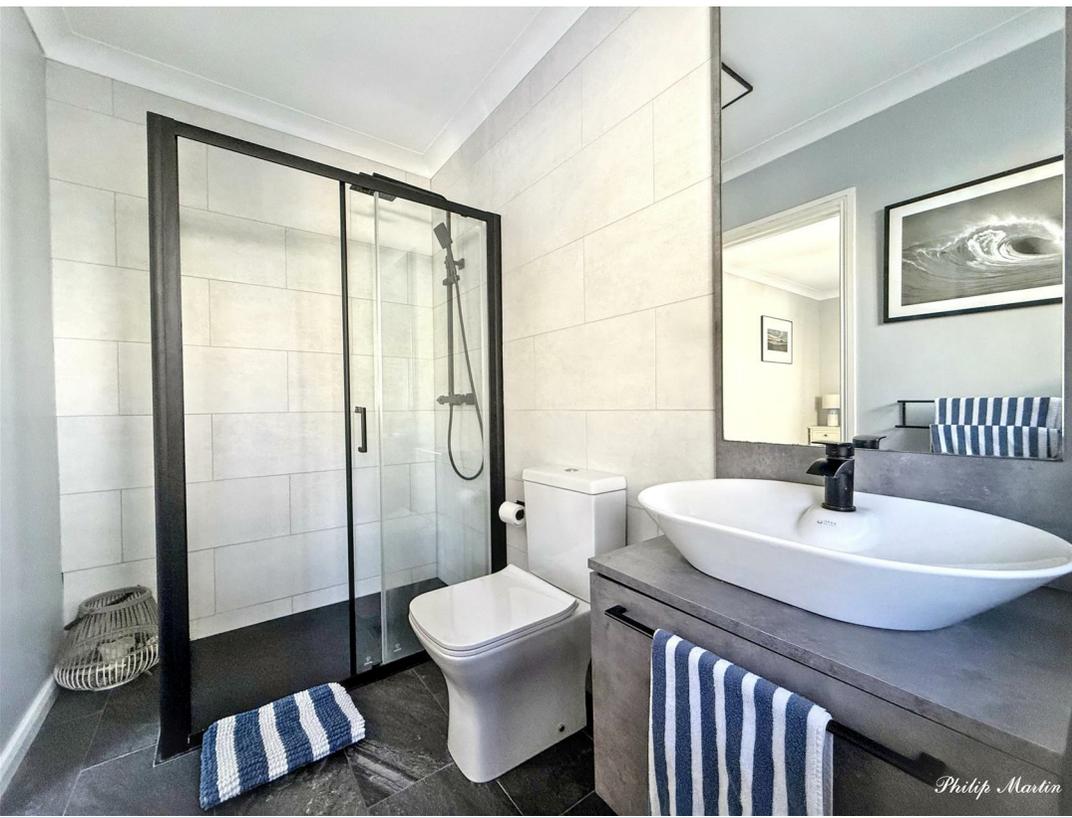
1ST FLOOR
APPROX. FLOOR
AREA 1110 SQ.FT.
(103.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1668 SQ.FT. (154.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
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Not environmentally friendly - higher CO ₂ emissions			
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