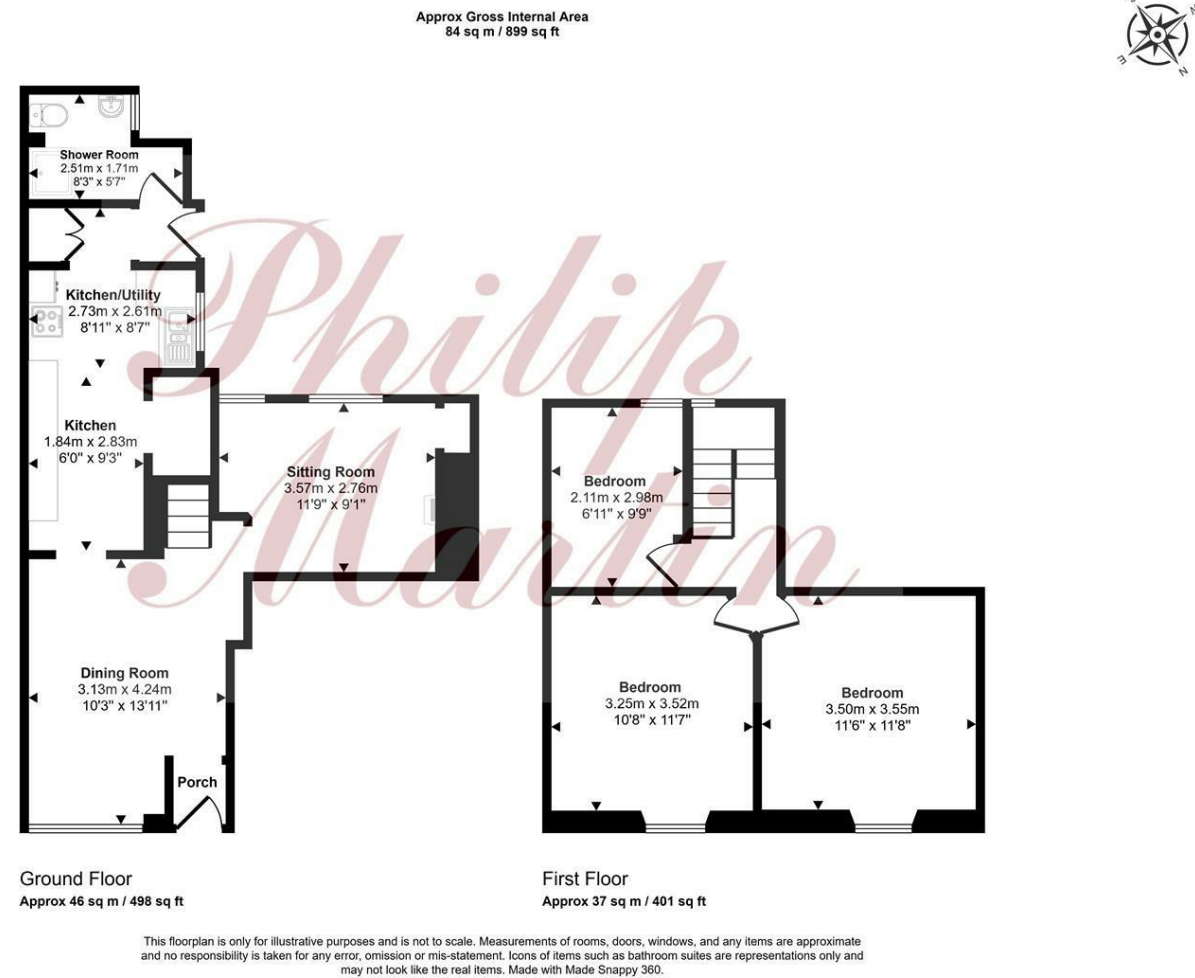


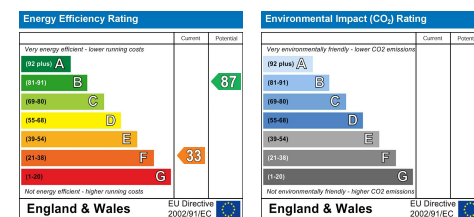
## HIGHER TERRACE, PONSANOOTH



### KEY FEATURES

- TERRACED COTTAGE
- THREE DOUBLE BEDROOMS
- SITTING ROOM
- DINING ROOM
- KITCHEN
- SHOWER ROOM
- SOUTH FACING GARDEN
- USEFUL OUTBUILDING
- POPULAR VILLAGE LOCATION
- VIEWING ESSENTIAL

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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## 8 HIGHER TERRACE, PONSANOOTH, TRURO, TR3 7EW

### CHARMING PROPERTY SITUATED IN POPULAR VILLAGE

A characterful dwelling situated in the highly desirable village of Ponsanooth; just a short walk from the amenities in the village whilst also offering great access to both Truro and Falmouth. Modernised during the current ownership, the accommodation includes; entrance porch, dining room, sitting room, kitchen, shower room and three double bedrooms. There is a south west facing rear garden as well as a useful outbuilding.

EPC - F. Freehold. Council Tax - B.

GUIDE PRICE £269,950



## THE PROPERTY

8 Higher Terrace is a three bedroom mid terrace character property situated in the popular village of Ponsanooth, providing great access to both Truro and Falmouth. The property has been modernised and improved during the current ownership and in all, the accommodation includes; entrance porch, dining room, sitting room, kitchen and shower room to the ground floor with three double bedrooms to the first floor. There is a pleasant rear garden, with an initial courtyard and steps up to a raised, level lawn with two patio areas to enjoy the sunny aspect and outdoor dining. There is also a useful outbuilding for storage purposes.

## LOCATION

Ponsanooth is a popular village in a very convenient location between Truro, Falmouth and Redruth. It has a good range of facilities including public house, post office, general store and primary school. Truro is approximately seven miles away and Falmouth approximately four miles. Mylor Yacht Harbour is also approximately six miles away and along with Falmouth has direct access to the sailing waters of the river Fal, public launching slipway and marina.

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

## GROUND FLOOR

### ENTRANCE PORCH

### DINING ROOM

13'10" x 10'3" (4.24m x 3.13m)  
Window to front. Ample space for dining table. Electric heater. Stairs rising to first floor.



### SITTING ROOM

11'8" x 8'6" (3.57m x 2.6m)  
Two windows to rear. Feature fireplace with wood burning stove.

### KITCHEN

9'3" x 6'0" (2.83m x 1.84m)  
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Space for cooker with extractor fan over and further space for fridge/freezer.

### KITCHEN/UTILITY

8'11" x 8'6" (2.73m x 2.61m)  
Inset sink and drainer unit with window to rear. Plumbing for washing machine.

### SHOWER ROOM

8'2" x 5'7" (2.51m x 1.71m)  
Comprising shower cubicle, pedestal hand wash basin and low level w.c. Obscured window, heated towel rail and extractor fan.

## FIRST FLOOR

### LANDING

Window to rear. Doors into;

### BEDROOM

11'7" x 11'5" (3.55m x 3.50m)  
Window to front enjoying pleasant views. Electric radiator.



### BEDROOM

11'6" x 10'7" (3.52m x 3.25m)  
Window to front enjoying pleasant views. Electric radiator.

### BEDROOM

9'9" x 6'11" (2.98m x 2.11m)  
Window to rear. Electric radiator.

## OUTSIDE

There is a rear courtyard accessed via the back door with steps leading up to a level patio area for outdoor seating and dining areas. There is a level lawn as well as a useful outbuilding that provides great storage facilities. The rear garden is south west facing and therefore enjoys the sunny aspect throughout the day.

## SERVICES

Mains water, electric and drainage.

## N.B

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

## COUNCIL TAX

B.

## TENURE

Freehold.

## DIRECTIONS

In the centre of the village take the turning next to The Stag Inn into Commercial Hill. Take the second right hand turning into Higher Terrace and No. 8 can be found on the left hand side where a Philip Martin sale board has been erected.

## 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.