



11 HIGHER POLSUE WAY

TRESILLIAN, TRURO

TR2 4BG

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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DETACHED BUNGALOW WITH PANORAMIC COUNTRYSIDE VIEWS

Occupying an elevated position and enjoying far-reaching panoramic views across the surrounding countryside, this detached bungalow offers a wonderful opportunity for those seeking a peaceful setting in a highly desirable location.

The accommodation comprises three well-proportioned bedrooms, a bathroom with separate w.c., kitchen, dining room, and a spacious lounge positioned to take full advantage of the stunning outlook.

Externally, the property benefits from both front and rear gardens, providing pleasant outdoor space, together with a garage located in a nearby block.

The property is offered for sale with no onward chain and vacant possession, making it an ideal purchase for those looking for a straightforward move.

GUIDE PRICE £365,000

Philip Martin

PHILIP MARTIN

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THE PROPERTY

11 Higher Polsue Way enjoys a superb elevated position with far-reaching panoramic views across the surrounding countryside, this detached bungalow offers a wonderful opportunity for those seeking a peaceful setting with generous accommodation.

The property provides well-proportioned living space including a lounge, dining room, kitchen, three bedrooms, family bathroom and separate W.C. Externally there are gardens to both the front and rear, together with a garage located within a nearby block. Offered for sale with no onward chain and vacant possession, the property presents an excellent opportunity for buyers looking to move quickly while also offering scope to personalise and enhance to individual taste.

LOCATION

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.

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

HALL

3.69 x 0.86 (12'1" x 2'9")

Space for cloaks and shoes. Built in cupboard.



LOUNGE

4.79 x 3.92 (15'8" x 12'10")

Fabulous bay window enjoying the far reaching views.

DINING ROOM

2.68 x 3.11 (8'9" x 10'2")

Window to rear.

KITCHEN

3.27 x 3.63 (10'8" x 11'10")

Fitted with a range of units with central island. Door opening to rear garden.

BEDROOM 1

3.26 x 3.66 (10'8" x 12'0")

Window to front.



BEDROOM 2

2.62 x 3.74 (8'7" x 12'3")

Window to front.

BEDROOM 3

3.28 x 3.17 (10'9" x 10'4")

Window to rear.

SHOWER ROOM

1.61 x 2.04 (5'3" x 6'8")

Fully tiled, fitted with corner shower and vanity wash hand basin.

W.C.

Low level w.c.

OUTSIDE

The property is approached via a flight of steps ascending through the lawned terrace front gardens to a patio, a great position to enjoy the view. A path leads to the rear of the bungalow where there is a raised lawn.

GARAGE

Situated in a nearby block.

SERVICES

Mains water, gas, drainage and electricity.

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

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.

COUNCIL TAX

Band D.

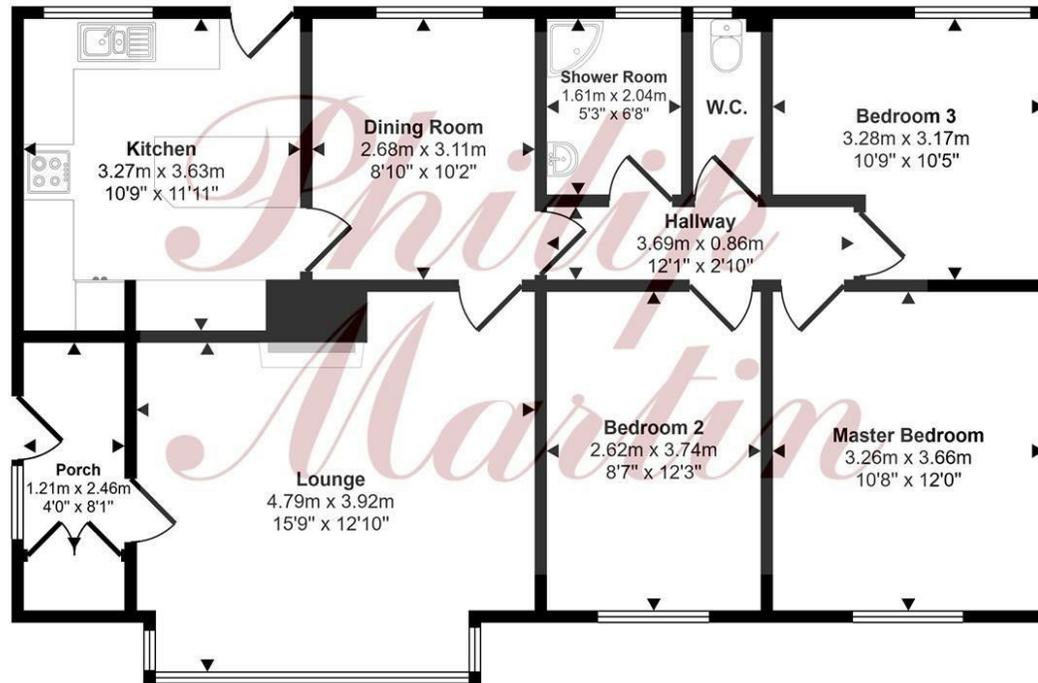
TENURE

Freehold.

DIRECTIONS

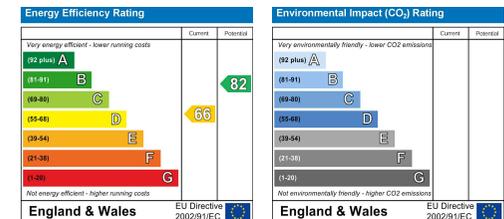
Proceeding out of Truro along the A390 heading towards St. Austell, the road leading to Higher Polsue Way will be found on the left hand side just before the petrol station which is on the opposite side of the road. Proceed to the top of the hill and on bearing left the property can be found on the right hand side where a Philip Martin board has been erected.

Approx Gross Internal Area
89 sq m / 955 sq ft



Floorplan

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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