



VENTURE OLD CARNON HILL
CARNON DOWNS, TRURO,
CORNWALL TR3 6LE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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VENTURE OLD CARNON

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DETACHED BUNGALOW IN LARGE PLOT

Situated in the heart of the village.

Now in need to general refurbishment and modernisation throughout.

Huge potential for redevelopment (subject to any consents).

Ample parking, turning space and garage.

GUIDE PRICE £425,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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GENERAL COMMENTS

Venture is a detached bungalow occupying a generous plot in the heart of Carnon Downs, perfectly positioned within a short, level walk of the village amenities including the local shop and bus stop. Tucked away in a non-estate location, the property offers a rare opportunity to create a wonderful home in this sought-after village setting.

Now in need of complete refurbishment throughout, Venture presents huge potential for those looking to modernise and personalise a property to their own taste.

The current accommodation comprises an entrance hall, kitchen, extended lounge, three bedrooms and a bathroom. The property benefits from mains gas central heating and double glazing throughout.

CARNON DOWNS

The village of Carnon Downs is well served by local amenities including post office, Spar general store, doctors surgery/pharmacy, dental practice, garden centre, village hall and regular bus connections to Truro and Falmouth. The village is also well placed for access to the creek and sailing facilities on the Fal Estuary.

The city of Truro is approximately four miles to the east and here there is a fine shopping centre with many national multiples as well rail connections to London (Paddington) as well as various social and leisure facilities. The port of Falmouth lies approximately six miles to the south.



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

ENTRANCE HALL

KITCHEN

4.13 x 3.52 (13'6" x 11'6")

LOUNGE

5.38 x 3.65 (17'7" x 11'11")

GARDEN ROOM

4.79 x 2.36 (15'8" x 7'8")

BEDROOM 1

4.16 x 3.47 (13'7" x 11'4")

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BEDROOM 2
3.48 x 3.23 (11'5" x 10'7")

BEDROOM 3
3.06 x 2.39 (10'0" x 7'10")

BATHROOM
2.11 x 1.69 (6'11" x 5'6")

OUTSIDE
The property is approached via a driveway which provide turning space at the front of the bungalow as well as parking alongside the property to the garage.

GARAGE
4.74 x 2.54 (15'6" x 8'3")
With light and power.

The plot is level from front to back and mainly laid to lawn.

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

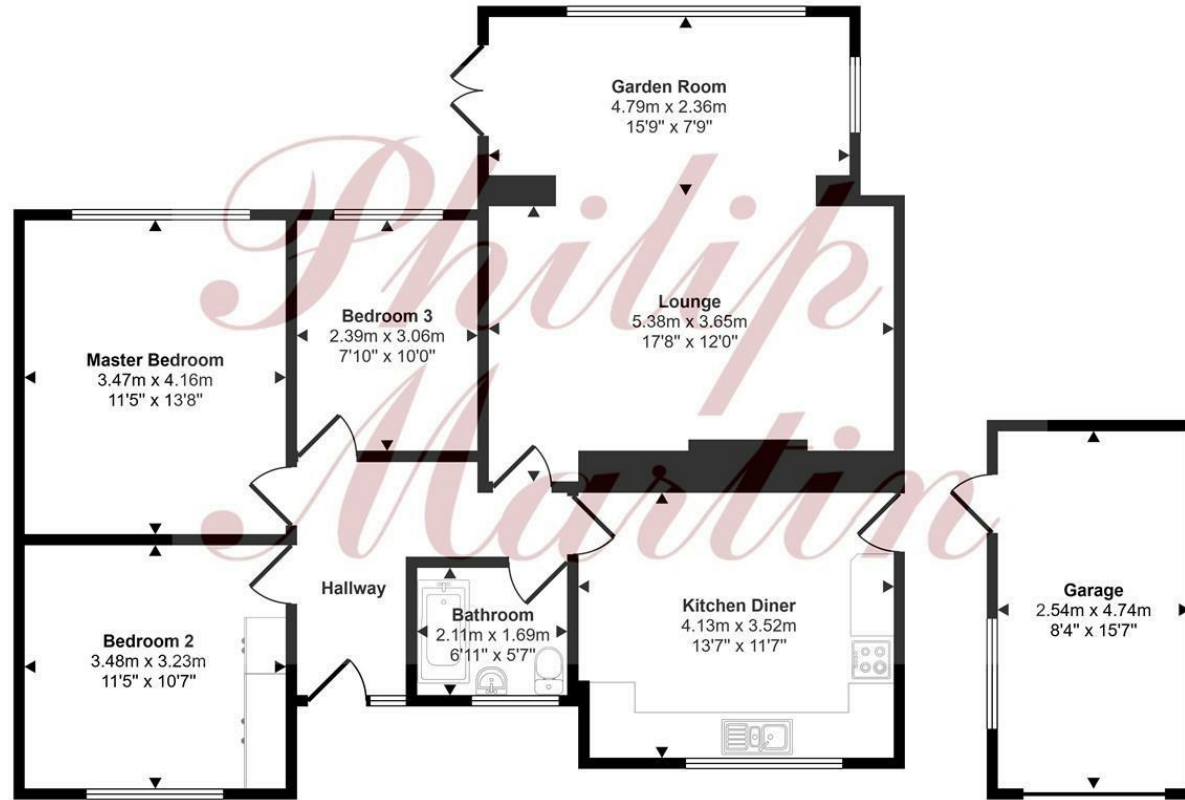
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TENURE
Freehold.

COUNCIL TAX
Band E

DIRECTIONS
The property can be easily identified along the main thoroughfare along Old Carnon Hill where a Philip Martin board has been erected.

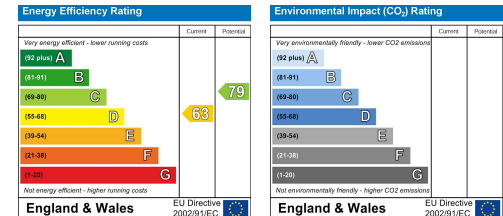
Approx Gross Internal Area
106 sq m / 1141 sq ft



Floorplan
Approx 94 sq m / 1011 sq ft

Garage
Approx 12 sq m / 130 sq ft

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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