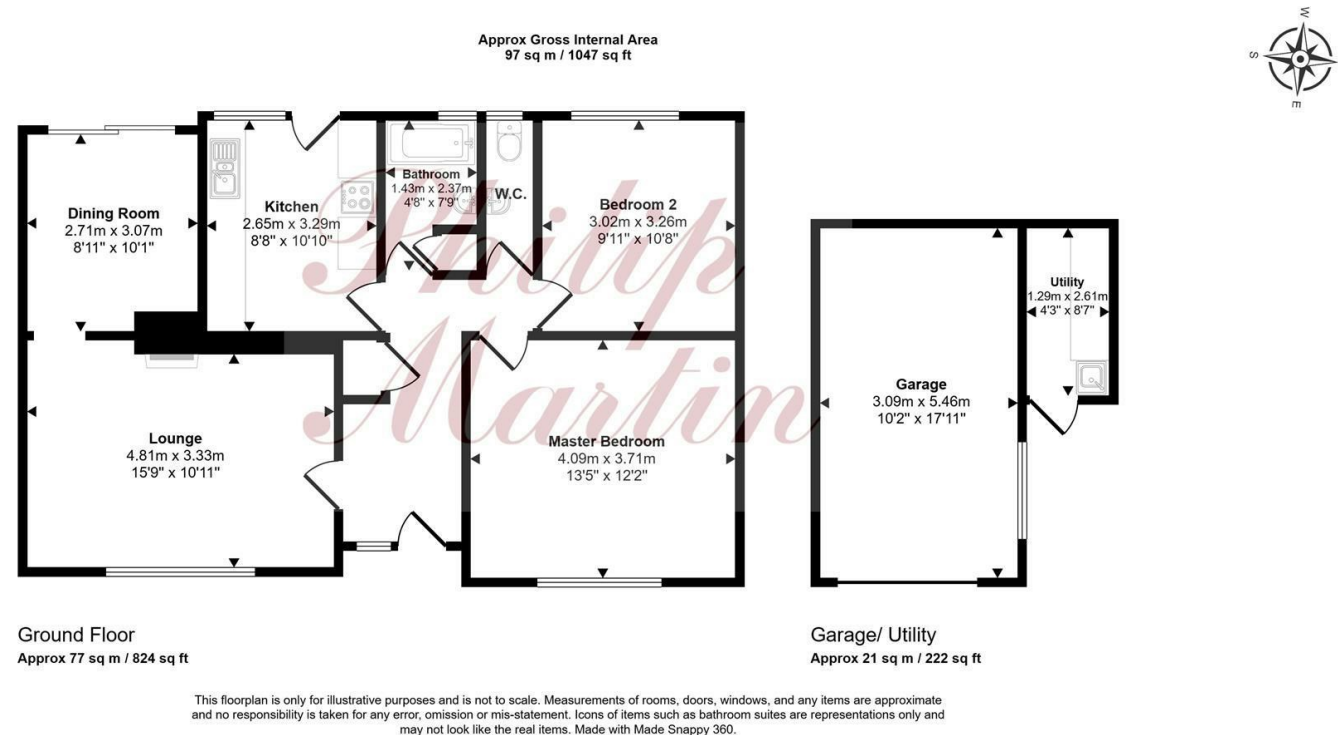


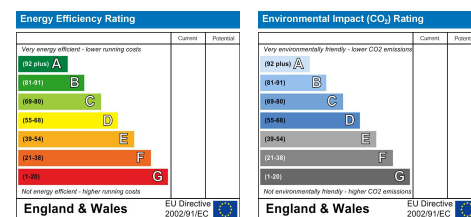
## ROSELAND GARDENS, VERYAN



### KEY FEATURES

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SITTING ROOM
- DINING ROOM
- KITCHEN
- BATHROOM & W.C.
- GARAGE & UTILITY
- DRIVEWAY PARKING
- FRONT & REAR GARDENS
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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## 10 ROSELAND GARDENS, VERYAN, TRURO, TR2 5QR DETACHED BUNGALOW SITUATED IN POPULAR VILLAGE SOLD WITH NO CHAIN

This two bedroom detached bungalow is situated in the highly sought after south coast village of Veryan; within walking distance of the local beaches as well as the amenities on offer. Well presented throughout, the accommodation includes; sitting room, dining room, kitchen, bathroom, w.c. and two bedrooms. There is a single garage and utility room; whilst the property also benefits from front and rear gardens with a driveway providing off road parking. Sold with no chain, viewing is highly recommended.  
EPC - TBC. Freehold. Council Tax - D.

GUIDE PRICE £340,000



## THE PROPERTY

10 Roseland Gardens is a two bedroom detached bungalow situated in the popular village of Veryan, on the Roseland Peninsula; just a stone's throw from the desirable south coast beaches of Carne and Pendower. In all, the accommodation comprises; entrance hallway, sitting room, dining room, kitchen, bathroom, w.c., and two bedrooms. There is a driveway providing ample off road parking, a single garage and a utility room and front and rear gardens. Offered to the market with no chain, viewing is recommended.

## VERYAN

Veryan is situated in the heart of The Roseland Peninsula and is famous for its picturesque round houses built by a local clergyman in the 19th century. The village lies within a mile of the sandy beaches of Pendower and Carne where there is access to some superb coastal footpaths and open National Trust land with beautiful walks. The Green is on the edge of the village and it is just a short walk down to the centre of the village which offers a thriving community with excellent day to day facilities, including a Post office, primary school, church, pub and sport club with indoor bowls and tennis courts. There is a local bus service connecting to St. Mawes and Truro. For a more comprehensive range of shopping facilities the cathedral city of Truro is approximately 12 miles distance and offers banking and shopping facilities and an assortment of recreational activities. There is also a mainline railway station linking to London Paddington.

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

## ENTRANCE HALLWAY

Night storage heater. Door into coat cupboard and further doors into;

## SITTING ROOM

15'9" x 10'11" (4.81m x 3.33m)  
Large window to front. Two night storage heaters.  
Feature open fireplace. Opening into;

## DINING ROOM

10'0" x 8'10" (3.07m x 2.71m)  
Ample space for table and chairs. Night storage heater.  
Sliding patio doors to rear garden.

## KITCHEN

10'9" x 8'8" (3.29m x 2.65m)  
Fitted with a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer with window and door to rear garden. Space for free standing cooker with extractor fan over and undercounter fridge/freezer with plumbing for dishwasher.

## BATHROOM

7'9" x 4'8" (2.37m x 1.43m)  
Fully tiled bathroom suite comprising bath with shower over and vanity hand wash basin. Obscured window to rear and towel rail. Door into airing cupboard.

## W.C.

Fully tiled with wall mounted hand wash basin and low level w.c. Obscured window to rear.

## BEDROOM

13'5" x 12'2" (4.09m x 3.71m)  
Window to front. Night storage heater.

## BEDROOM

10'8" x 9'10" (3.26m x 3.02m)  
Window to rear. Night storage heater.



## GARAGE

17'10" x 10'1" (5.46m x 3.09m)  
Metal up and over door. Window to side. Power and water connected.

## UTILITY

8'6" x 4'2" (2.61m x 1.29m)  
Space and plumbing for washing machine and tumble dryer. Belfast sink. Power connected.

## OUTSIDE

There is a garden to the front of the property that has been terraced with a flowerbed, as well as a further lawn area. To the side of the bungalow is a driveway providing off road parking and leads up to the garage. There are pedestrian access gates leading to the rear garden from both sides that is completely enclosed and therefore perfect for children/pets. The rear garden is laid to patio for ease of maintenance, and 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

D.

## TENURE

Freehold.

## DIRECTIONS

On approaching the village from the Tregony direction proceed down through the main thoroughfare after passing the church and the New Inn public house, take the next turning right and after a short distance bear left into Roseland Gardens, proceed up the road and No.10 can be found 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.

