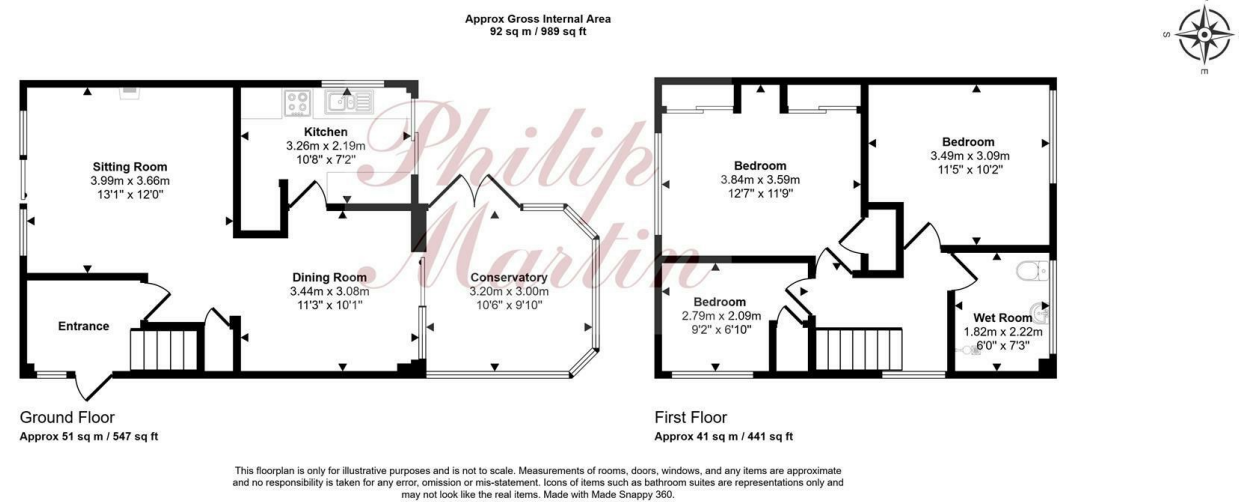


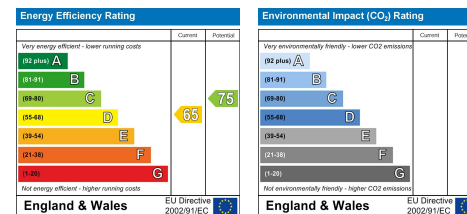
PENDEEN CRESCENT, THREEMILESTONE



KEY FEATURES

- DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- CONSERVATORY
- WET ROOM
- ENCLOSED GARDENS
- DRIVEWAY PARKING & GAARGE
- POPULAR VILLAGE LOCATION
- NO CHAIN

ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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1 PENDEEN CRESCENT, THREEMILESTONE, TRURO, TR3 6SP DETACHED HOUSE IN POPULAR VILLAGE SOLD WITH NO CHAIN

This three bedroom detached house is situated in the convenient village of Threemilestone. The property is located at the end of a quiet cul-de-sac and is within walking distance of the amenities on offer within the village and bus stop which offers regular transport into Truro. Immaculately presented throughout; the accommodation includes; sitting room, dining room, kitchen, conservatory, three bedrooms and a wet room. There is off road parking, a single garage and wonderful mature gardens. Sold with no chain, viewing is highly recommended.

EPC - D. Freehold. Council Tax - C.

OFFERS IN EXCESS OF £350,000

THE PROPERTY

1 Pendeen Crescent is a three bedroom detached property situated in the popular and convenient village of Threemilestone. The property is within walking distance of the amenities in the village, including primary school, public house, doctors surgery and a variety of local shops. Offering light and spacious accommodation throughout, the dwelling is a unique opportunity to purchase one of the only three bedroom detached houses in the area, occupying a generous plot. In all, the accommodation comprises entrance porch, entrance hall, sitting room, dining room, conservatory and kitchen to the ground floor with three bedrooms and a bathroom. There is a driveway providing off road parking, garage, as well as an enclosed rear garden laid to a combination of patio and lawn. The property has mains gas central heating and double glazing.

THREEMILESTONE

Threemilestone is a thriving community located about three miles to the west of Truro and has an excellent range of shopping facilities including a post office, dentist, primary school, village hall, doctors surgery, chemist, church, public house and general store. There is a regular bus service to Truro city centre and the property is also within close proximity of Treliske Hospital, Truro golf course, Truro leisure centre and Richard Lander secondary school.

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

GROUND FLOOR

ENTRANCE HALLWAY

Stairs rising to the first floor. Door into;



SITTING ROOM

13'1" x 12'0" (3.99m x 3.66m)

Sliding patio doors to side garden allowing for plenty of natural light. Radiator and gas fireplace.

DINING ROOM

11'3" x 10'1" (3.44m x 3.08m)

Ample space for dining table. Radiator. Doors into;

KITCHEN

10'8" x 7'2" (3.26m x 2.19m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer with window to rear aspect. Space for cooker and fridge/freezer with plumbing for washing machine. Radiator. Sliding door out to garden.

CONSERVATORY

10'5" x 9'10" (3.20m x 3.00m)

A useful additional living room with double doors opening out to patio and garden.

FIRST FLOOR

LANDING

BEDROOM

12'7" x 11'9" (3.84m x 3.59m)

Window to side. Radiator.

BEDROOM

11'5" x 10'1" (3.49m x 3.09m)

Window to side. Radiator.



BEDROOM

9'1" x 6'10" (2.79m x 2.09m)

Window to front. Radiator.

WET ROOM

7'3" x 5'11" (2.22m x 1.82m)

A wet room comprising shower, pedestal hand wash basin and low level w.c. Two obscured window to side.

OUTSIDE

To the front is a brick paved driveway parking off road parking, with an additional parking space in front of the garage. Occupying the corner plot, there are mature gardens with multiple plants and shrubs. The rear garden is completely enclosed with walled and timber boundaries with gated side access to both sides of the property. A generous sized garden that enjoys the sunny aspect throughout the day and laid to a level lawn. Door into garage.

GARAGE

Metal up and over door. Pedestrian side door from garden. Light and power connected.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

Heading into Threemilestone from Truro take the slip road on the left hand side into the village and then take the first left hand turning into Polstain Road. Take the first right hand turning into Pendeen Road and then right again into Pendeen Crescent, number 1 is found on the left hand side where a Philip Martin for 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

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