



ANNESLEYS
FORTH COTH
CARNON DOWNS, TRURO
CORNWALL TR3 6HH

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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DETACHED THREE BEDROOM BUNGALOW WITH
PARKING, LARGE GARDEN & STUDIO

Beautifully presented and set in the heart of the village just a short level walk from the local shop and bus stop. The property offers light and spacious accommodation with a lounge, dining room, kitchen, utility, three bedrooms (one en-suite) and a further shower room.

Outside, there is driveway parking for several vehicles, a large rear garden extending over 100 feet, and a versatile detached outbuilding currently used as a gym with potential for conversion. Offered with no onward chain and vacant possession.

GUIDE PRICE £450,000

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PHILIP MARTIN

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GENERAL COMMENTS

Annesleys is a detached three-bedroom bungalow enjoying a highly convenient position in the heart of the village, just a short level walk from the excellent local shop and bus stop. Beautifully presented throughout, the property offers light and spacious accommodation complemented by driveway parking for several vehicles and a surprisingly large rear garden extending to over 100 feet—ideal for children, pets, or entertaining.

A detached outbuilding, currently used as a home gym, provides excellent versatility with potential for conversion into additional accommodation, a home office, workshop, or hobby room.

The accommodation comprises an entrance hall, lounge, dining room, kitchen and utility, together with three bedrooms—one featuring an en-suite shower room—plus a further family shower room. The property is offered for sale with no onward chain and vacant possession.

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):

PORCH

HALL



LOUNGE

3.86 x 3.34 (12'7" x 10'11")

Bay window to front, feature fireplace and radiator.

BEDROOM ONE

4 x 3.32 (13'1" x 10'10")

Bay window to front and radiator.

BEDROOM TWO

3.26 x 2.75 (10'8" x 9'0")

Window to side and radiator.

SHOWER ROOM

2.1 x 1.65 (6'10" x 5'4")

Tiled with w.c., wash hand basin and shower. Heated towel rail.

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DINING ROOM

3.36 x 2.99 (11'0" x 9'9")

Window to side and cupboard housing boiler.

KITCHEN

3.1 x 2.27 (10'2" x 7'5")

Fitted with a good range of units, worktop over, sink and drainer inset. Built in dishwasher, oven and hob.

UTILITY

2.37 x 2.09 (7'9" x 6'10")

Space and plumbing for washing machine and American style fridge freezer.

BEDROOM THREE

3.64 x 1.97 (11'11" x 6'5")

An ideal guest bedroom.

EN-SUITE

1.9 x 0.92 (6'2" x 3'0")

Fully tiled with shower, w.c. and wash hand basin. Heated towel rail.

OUTSIDE

A gravelled driveway provides ample parking for several vehicles to the front of the bungalow, with side access leading through to the rear garden.

At the rear, a gravelled courtyard garden offers an ideal spot for morning coffee, while a detached outbuilding—currently used as a gym—provides excellent versatility and potential for a variety of uses. There is also a practical garden store to the side and an additional small store attached to the property, perfectly suited for bins and recycling.

A generous patio creates a superb area for outdoor entertaining and opens onto a level lawn with established shrubs, extending to the rear boundary.



GYM/OFFICE

4.42 x 3.09 (14'6" x 10'1")

Insulated with light and power connected.

SERVICES

Mains water, drainage, gas 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

The property can be easily found in the centre of the village where a Philip Martin for sale board is displayed.

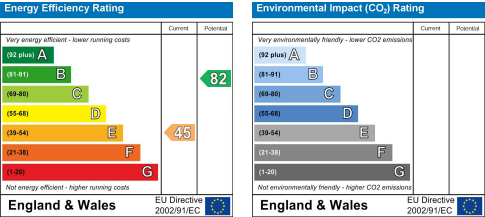
Approx Gross Internal Area
102 sq m / 1098 sq ft



Floorplan
Approx 82 sq m / 880 sq ft

Outbuildings
Approx 20 sq m / 219 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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