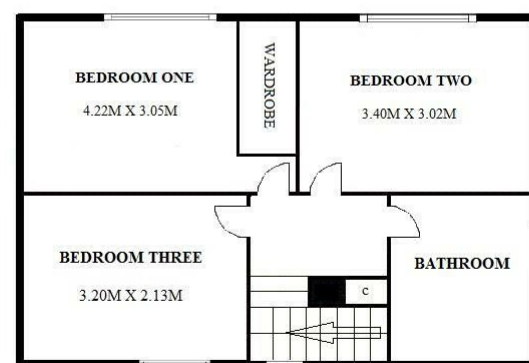
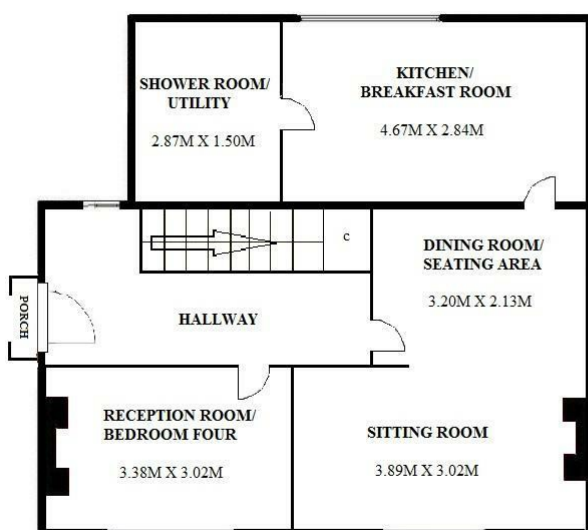


PENDOWER ROAD, VERYAN

Ground Floor

First Floor



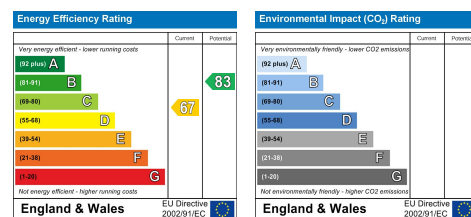
NOT TO SCALE; FOR ILLUSTRATION PURPOSES ONLY.



KEY FEATURES

- End Terrace
- Three/ Four Bedrooms
- Kitchen/ Dining Room
- Sitting Room
- Bathroom
- Rear Garden
- Home Studio/ Office
- Ample Parking
- Popular Location
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



11 PENDOWER ROAD, VERYAN, TRURO, TR2 5QL

END TERRACE PROPERTY IN FANTASTIC VILLAGE LOCATION SOLD WITH NO CHAIN

Within walking distance of the wonderful south coast beaches of Carne and Pendower, this is a fantastic opportunity to purchase a family home in this highly popular village location of Veryan. The property is subject to a section 157 whereby any buyer must have lived or worked in Cornwall for the last 3 years. Occupying a sizeable plot with ample parking and a generous rear garden. Three/ four bedrooms, family bathroom, kitchen/dining room, utility/ shower room and sitting room. Sold with no chain, viewing is essential.

EPC - D.

GUIDE PRICE £350,000

CONTACT US

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Cornwall
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THE PROPERTY

11 Pendower Road is a three/four bedroom end of terrace property situated in the highly popular village location of Veryan. The property is within walking distance of both the village amenities including local shop, public house and primary school as well as the beautiful south coast beaches. The dwelling occupies a substantial plot with parking for numerous vehicles at the front and a generous enclosed rear garden enjoying the sunny aspect throughout the day. The accommodation offers versatile living throughout, and in all comprises; entrance hall, two reception rooms, one which could be occupied as an additional fourth bedroom, a dining/ seating area, kitchen/ breakfast room and shower/ utility room to the ground floor. To the first floor there are three bedrooms and a bathroom. The property also benefits oil fired central heating and double glazing throughout. Sold with no onward chain, viewing is essential.

LOCAL RESTRICTION

The property is subject to a restriction, section 157 of the housing act 1985 whereby any buyer must have lived or worked in Cornwall for the last 3 years.

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):

GROUND FLOOR

ENTRANCE HALL

Under-stairs cupboard, radiator and doors into;

RECEPTION ROOM/ BEDROOM FOUR

11'1" x 9'10" (3.38 x 3.02)

Versatile room that could be utilized as an additional bedroom or second reception room with wood burning stove and window to front. Radiator.

SITTING ROOM

10'5" x 6'11" (3.20 x 2.13)

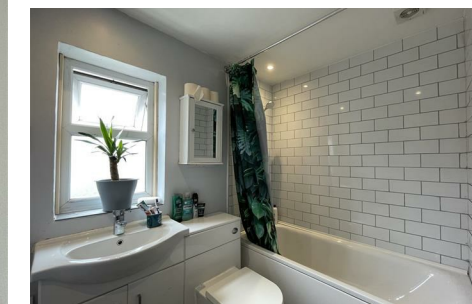
Open fireplace with window to front. Radiator into the;

DINING/ SEATING AREA

KITCHEN/ DINING ROOM

15'3" x 9'3" (4.67 x 2.84)

Tiled flooring and window overlooking rear garden. Comprising a range of base level units with inset sink and drainer. Space and plumbing for both dishwasher, washing machine as well as cooker with extractor fan over and firdge/ freezer.



SHOWER ROOM/ UTILITY

Comprising a low level W.C., corner shower cubicle and wall mounted hand wash basin.

FIRST FLOOR

LANDING

Loft access, door into storage cupboard and doors into;

BEDROOM ONE

13'10" x 10'0" (4.22 x 3.05)

Window to front. Radiator.

BEDROOM TWO

11'1" x 9'10" (3.40 x 3.02)

Window to front with built in wardrobes. Radiator.

BEDROOM THREE

10'5" x 6'11" (3.20 x 2.13)

Window to rear. Radiator.

BATHROOM

Comprising a vanity hand wash basin and integrated W.C., bath with shower over. Obscured window to side, heated towel rail and extractor fan.

OUTSIDE

There is gated access to the front of the property that has been laid to gravel chippings whereby there is ample off road parking for numerous vehicles. A gentle sloping path leads down to the front door with a side gate accessing the rear garden. The rear garden is completely enclosed and therefore perfect for children and pets. Mainly laid to lawn with multiple fruit trees and mature shrubbery there is a gravel pathway leading to the bottom

of the garden whereby there is a very useful HOME OFFICE/ STUDIO. This structure is fully insulated and has electric and power connected. There is also a rear pedestrian access gate.

SERVICES

Mains water, electric and drainage. Oil fired central heating.

N.B

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

DIRECTIONS

Proceeding into Veryan when approaching via the A3078 Tregony to St. Mawes Road continue into the very centre passing the church and primary school and then on past the New Inn towards the coast. Continue along this road up the hill and past the "Round Houses" and then No.11 can be located on the right 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

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.

