

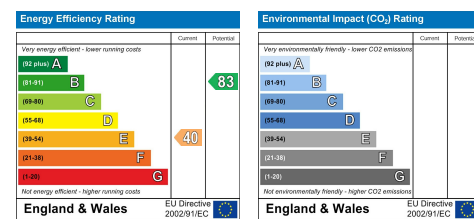
ROSELAND GARDENS, VERYAN



KEY FEATURES

- Detached Bungalow
- Corner Plot
- Three Bedrooms
- Kitchen
- Sitting/ Dining Room
- Bathroom
- Garage & Parking
- Generous Gardens
- Village Location
- Close to South Coast Beaches

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk

55 ROSELAND GARDENS, VERYAN, TRURO, TR2 5QR
DETACHED BUNGALOW OCCUPYING A CORNER PLOT

This three bedroom detached bungalow is situated within the desirable village of Veryan. Located on the corner of this quiet cul-de-sac, the property benefits from generous outside space situated in a pleasant position in a highly desirable village location. Three bedrooms, sitting/ dining room, kitchen and a bathroom. There is also a single garage, off road parking and front & rear gardens. Viewing is highly recommended.
EPC - TBC.

GUIDE PRICE £400,000

THE PROPERTY

55 Roseland Gardens is a spacious three bedroom detached bungalow situated in the centre of the highly popular and desirable village location of Veryan. The property is within a short walk of the amenities on offer within the village, including the primary school, local pub and village shop; as well as close to the renowned south coast beaches of Carne and Pendower. The bungalow occupies a large corner plot with plenty of outside space wrapping around the front, side and rear of the property. In all, the accommodation comprises; entrance hall, open plan sitting/ dining room, kitchen, three bedrooms and a bathroom. At the front there is graveled driveway parking for several vehicles, with a lawn area proceeding around to the side of the bungalow that has been geared up for low maintenance with patio and various mature shrubs. There is a timber storage shed and a concrete foundation has been laid which would provide a great space for a studio to be erected. At the rear there is a completely enclosed garden, mainly laid to lawn and therefore perfect for children and pets. There are various raised flowerbeds and a door into both the rear of the property and garage. The bungalow also has planning permission granted for an extension to increase the property size to include an office space and a larger kitchen/ dining room to enhance the living space. Further information can be found via the Sole Agents.

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

With wall mounted storage heater and storage cupboard leading into;

SITTING/ DINING ROOM

A spacious room with two large windows to the front and a central feature wood burning stove. Open plan nature with space for dining table. Wall mounted night storage heater and door leading into the;

KITCHEN

Comprising a range of base and eye level units with tiled splashbacks. An integrated electric oven with gas hob and extractor fan over. Inset stainless steel sink and drainer, space and plumbing for both washing machine, dishwasher and fridge/freezer. Windows and door to side aspect.

HALLWAY

Spacious hallway with wall mounted storage heater and loft access. Doors into;



BEDROOM ONE

A spacious and light double room with french doors leading out into the garden.

BEDROOM TWO

Double bedroom with large window to the rear and hard wood flooring.

BEDROOM THREE

A light room with window to the rear.

BATHROOM

Half height tiled suite with bath and electric shower over. Wall mounted vanity including built in storage drawers and hand wash basin. Wall mounted low level W.C and heated towel rail. Obscured window to the side.

GARAGE

Metal up and over door. Light and electric connected. Pedestrian access door to both side and rear.

OUTSIDE

The bungalow occupies a large, level corner plot which wraps around the entirety of the property. To the front there is off road parking for several vehicles, as well as a lawn that proceeds around to the side. At the side, there is a pleasant patio area with a further raised concrete pad which is a great foundation for a studio to be erected. There is also a timber storage shed. At the rear there is a completely enclosed garden that is perfect for children and pets that is also very private.

SERVICES

Mains water, electric and drainage.



N.B

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

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 take the first left hand turning and the property is found immediately 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.

