



27 WHEAL JANE MEADOWS

THREEMILESTONE, TRURO,
TR3 6EN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



27 WHEAL JANE MEADOWS

THREEMILESTONE TRURO
TR3 6EN

DETACHED FAMILY HOUSE SOLD WITH NO CHAIN

A modern four bedroom detached property situated in a quiet cul-de-sac within the village, and within level walking distance of the amenities and bus stop. Offering light and spacious rooms throughout with driveway parking, enclosed rear garden and a large conservatory. Sold with no onward chain, internal viewing is essential. EPC - C.

GUIDE PRICE £425,000

Philip Martin

PHILIP MARTIN

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

THE PROPERTY

27 Wheal Jane Meadows is a four bedroom detached property situated within the popular village location of Threemilestone, within easy reach of the amenities on offer as well as the local primary and secondary schools. The property is an appealing and well designed family home occupying a level plot and benefiting from a generous size enclosed rear garden which has a westerly aspect enjoying the afternoon and evening sun. There is also mains gas central heating and double glazing. The property offers light and spacious rooms throughout with sitting/ dining room, kitchen, conservatory and cloakroom to the ground floor with four bedrooms, master en-suite and a family shower room to the first floor. There is driveway parking for numerous vehicles at the front with side access leading to the back garden which has been laid to patio and lawn and is completely enclosed with timber fencing. There is also an integral single garage and two timber sheds, ideal for storage. The large conservatory has been added to the rear of the property and this has underfloor heating. Sold with no onward chain, internal viewing is highly recommended.

LOCATION

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 PORCH

ENTRANCE HALLWAY

With radiator, laminate flooring and stairs to the first floor. Doors into;

CLOAKROOM

With wall mounted corner wash hand basin with tiled splashback and low level w.c. Radiator and obscured window to front aspect.



KITCHEN

3.58 x 3.40 (11'8" x 11'1")

Comprising a range of base and eye level units with worktops over and tiled splashback surrounds. Inset stainless steel sink and drainer unit with door into conservatory and window to the rear aspect overlooking the garden. Four ring gas hob with extractor hood over and integrated double oven. Vertical radiator and breakfast bar. A utility area forms part of the kitchen and is

complete with similar fitments including base and eye level cupboards as well as an additional sink and drainer unit. Space and plumbing for both washing machine and dishwasher. Door to integral garage and door to understairs storage cupboard.

SITTING ROOM

5.00 x 3.37 (16'4" x 11'0")

Bay window to front aspect with feature fireplace and marble surround. Two radiators and opening into;

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DINING ROOM

3.37 x 2.85 (11'0" x 9'4")

Radiator. Space for dining table and double doors opening into;

CONVERSATORY

5.31 x 3.73 (17'5" x 12'2")

Tiled flooring with underfloor heating. Fitted sun blinds and double glazed doors opening to the rear garden and door from kitchen.

FIRST FLOOR

LANDING

With loft access and door to cupboard housing hot water cylinder. Radiator.

BEDROOM ONE

3.68 x 3.45 (12'0" x 11'3")

A range of fitted wardrobes, radiator and window to front aspect.

EN-SUITE

2.03 x 1.95 (6'7" x 6'4")

BEDROOM TWO

3.43 x 3.02 (11'3" x 9'10")

With radiator and window to rear aspect.

BEDROOM THREE

3.28 x 2.82 (10'9" x 9'3")

Fitted wardrobes, radiator and window to front aspect.

BEDROOM FOUR

2.84 x 2.62 (9'3" x 8'7")

With radiator and window to rear aspect.

SHOWER ROOM

Corner shower cubicle, vanity wash hand basin with cupboards below and low level w.c. Heated towel rail, extractor fan and obscured window to rear aspect.

INTEGRAL GARAGE

5.08 x 2.72 (16'7" x 8'11")

With up and over door and gas central heating boiler. Door to the kitchen, lighting and power connected.

OUTSIDE

At the front there is driveway parking for numerous vehicles, leading up to a integrated single garage. There is gated side access to the rear garden is incredibly private and enjoys the sunny aspect throughout the day. Laid to a combination of patio and lawn, the garden is completely enclosed with timber fencing. There is also two timber sheds, ideal for storage.

SERVICES

Mains water, electricity, gas and drainage.

N.B

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

DIRECTIONS

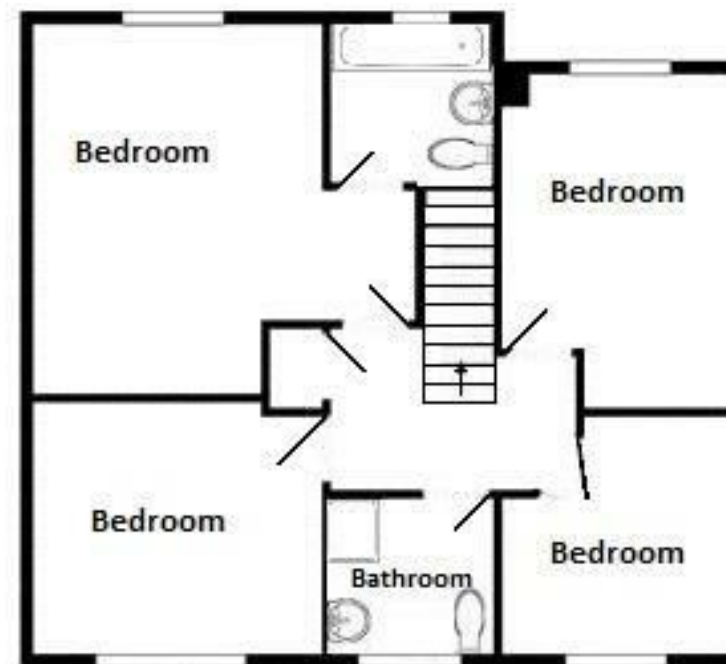
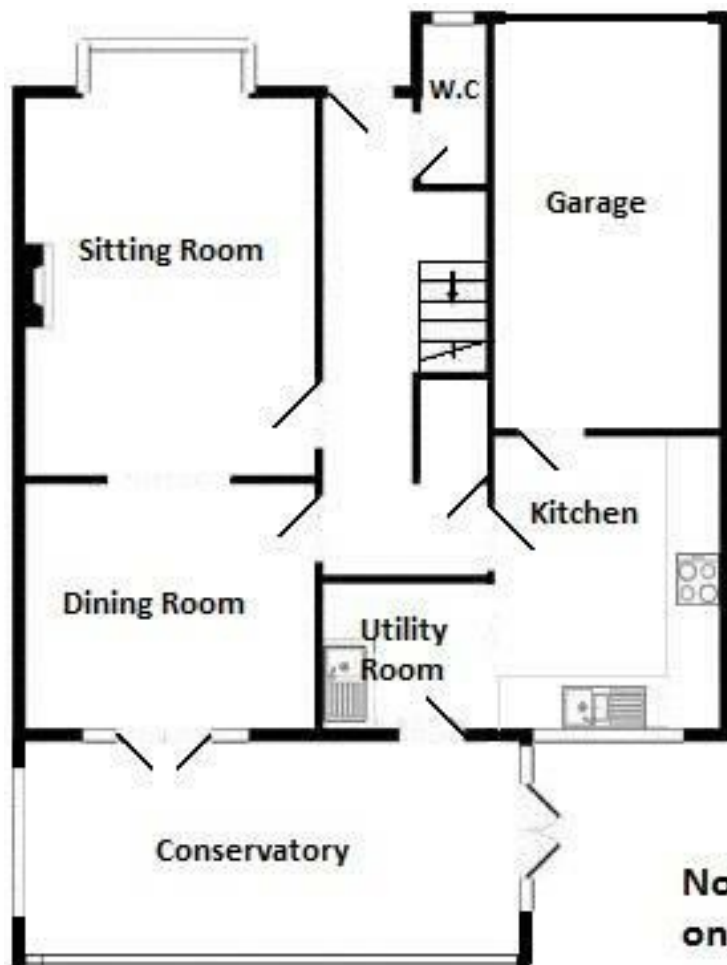
Proceeding out of Truro in the Redruth direction proceed to the roundabout which gives access to the "park and ride" for Truro. Bear immediately left at the roundabout and then left again towards Threemilestone village. The entrance into Wheal Jane Meadows is effectively the first turning on the right hand side and no. 27 is just a short distance along again 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

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Not to scale. For identification purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92 plus A		
	81-91 B		
	69-80 C		
	55-68 D		
	49-54 E		
	41-48 F		
	31-40 G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		70	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92 plus A		
	81-91 B		
	69-80 C		
	55-68 D		
	49-54 E		
	41-48 F		
	31-40 G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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