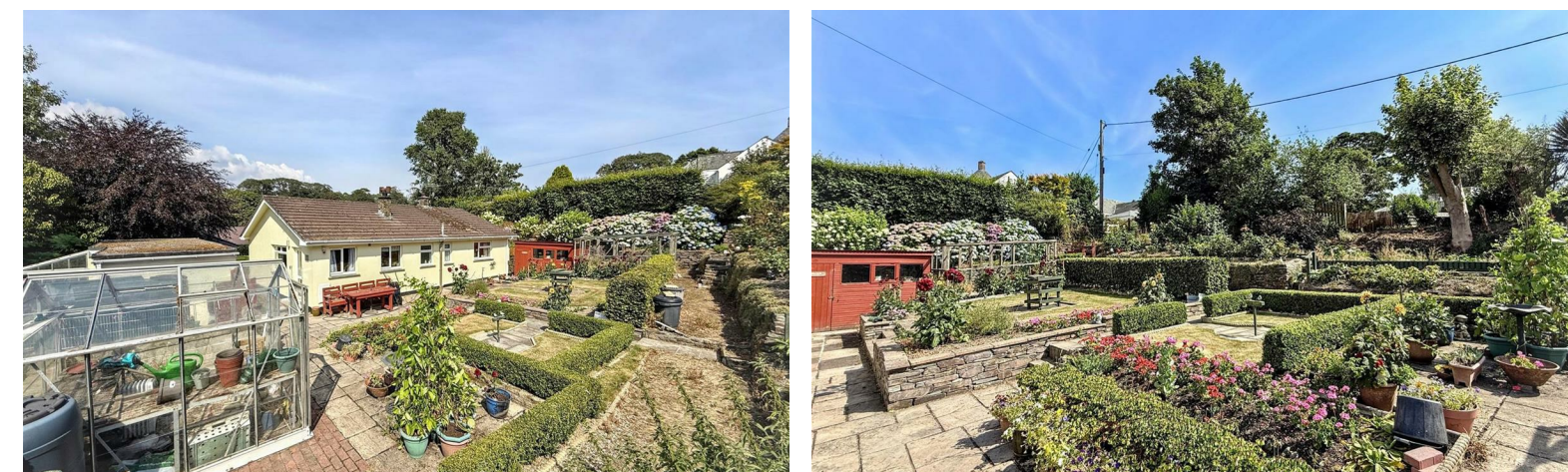


VERYAN, TRURO



Ground Floor
Approx. 123.8 sq. metres (1332.2 sq. feet)

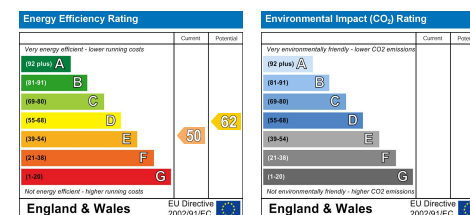


Total area: approx. 123.8 sq. metres (1332.2 sq. feet)
Gershe, Veryan

KEY FEATURES

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SITTING ROOM & CONSERVATORY
- KITCHEN/DINING ROOM
- SHOWER ROOM & W.C.
- DRIVEWAY PARKING & GARAGE
- BEAUTIFUL GARDENS
- POPULAR SOUTH COAST VILLAGE
- NON-ESTATE 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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GERSHE, VERYAN, TRURO, TR2 5QA DETACHED BUNGALOW SET IN QUIET LOCATION & SOLD WITH NO CHAIN

A spacious and well proportioned detached bungalow set in attractive gardens with a stream on the boundary, just a stone's throw from the centre of the village. The property benefits from a single garage and ample driveway parking whilst the accommodation comprises; hallway, sitting room, conservatory, kitchen/dining room, two double bedrooms, bathroom and separate w.c. The gardens have been beautifully landscaped and kept with mature shrubs and plants throughout. Sold with no chain, viewing is highly recommended.

EPC - E. Freehold. Council Tax - D.

GUIDE PRICE £425,000

THE PROPERTY

Tucked away in a most desirable central village location and on the market for the first time in nearly forty years, Gershe is a rare opportunity to purchase a spacious and well proportioned detached bungalow set in attractive mature gardens with garage and ample parking. The accommodation comprises hallway, large sitting room, conservatory, kitchen/dining room, two double bedrooms, bathroom and a w.c. Overall a rare opportunity to purchase a spacious bungalow in a very convenient central village location providing a good degree of privacy and seclusion. Sold with no chain, viewing strongly recommend.

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 HALLWAY

Access to loft and doors into;

SITTING ROOM

19'10" x 11'10" (6.06m x 3.62m)

Spacious sitting room with window to side aspect and doors opening into conservatory. Gas fireplace. Radiator.

CONSERVATORY

12'8" x 9'11" (3.87m x 3.04m)

A lovely additional living area that overlooks the front aspect of the property.

KITCHEN/DINING ROOM

14'5" x 13'11" (4.40m x 4.25m)

A light, dual aspect Kitchen with two windows to rear and one to side with door accessing garden also. Comprising a range of base and eye level units with worktops over and tiled splashbacks. Integrated electric oven and hob. Inset stainless steel sink and drainer and space and plumbing for washing machine. Oil fired central heating boiler. Ample space for table. Radiator.

BEDROOM

13'11" x 9'10" (4.25m x 3.00m)

Window to front. Fitted wardrobes. Radiator.

BEDROOM

15'11" x 11'11" (4.86m x 3.64m)

Window to rear. Fitted wardrobes. Pedestal hand wash basin and shower cubicle. Radiator.

SHOWER ROOM

6'2" x 5'5" (1.88m x 1.66m)

Comprising double walk in shower and pedestal hand wash basin. Obscured window to rear. Radiator.



W.C.

Low level w.c. with obscured window to rear.

GARAGE

19'1" x 9'4" (5.82m x 2.85m)

Metal up and over door. Light and power connected.

STORE ROOM

8'3" x 7'1" (2.53m x 2.17m)

Useful additional storage room to the rear of the garage.

OUTSIDE

Approached via a private lane which leads onto a brick paved driveway providing off road parking for numerous vehicles. There is a level lawn to the front as well as a detached garage with store room to the rear. Access to both sides of the bungalow lead to the rear garden which is a true delight. There is a greenhouse and timber storage shed. The rear garden has been sympathetically landscaped and enjoys the sunny south facing aspect. There is an initial patio seating area, with many mature shrubs and plants with raised lawn also.

SERVICES

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

A radon sump has been installed and a new pump has recently been fitted.

N.B

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

COUNCIL TAX

D.

TENURE

Freehold.

DIRECTIONS

From Truro proceed in an easterly direction along the A390 turning right onto the A3078 from the Probus bypass signposted to St. Mawes. Follow the road for approximately seven miles before turning left signposted to Veryan just after passing the Texaco service station. Proceed into the village with the church on your left and turn right at the primary school and then turn immediately right again into a private lane. Proceed along this lane taking the right fork immediately behind the primary school and proceed along this lane and Gershe will be located after a short distance to the left 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.

