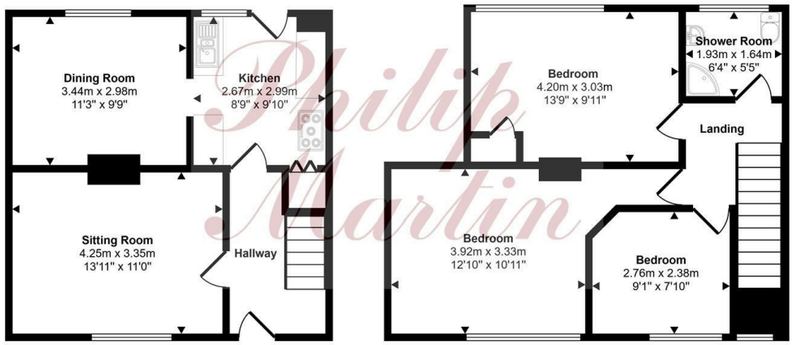
LOWER PARK, TRESILLIAN







Approx Gross Internal Area
87 sq m / 931 sq ft



Ground Floor
Approx 41 sq m / 436 sq ft

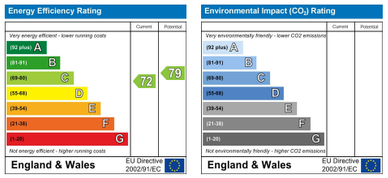
First Floor
Approx 46 sq m / 495 sq ft

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.

Key Features

- END TERRACE
- THREE BEDROOMS
- SITTING ROOM
- KITCHEN
- DINING ROOM
- BATHROOM
- FRONT & REAR GARDENS
- OFF ROAD PARKING
- OUTBUILDING
- CONVENIENT VILLAGE LOCATION

Energy performance rating



Contact us

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

16 LOWER PARK, TRESILLIAN, TRURO, TR2 4AY

TERRACED HOUSE IN POPULAR VILLAGE LOCATION

This three bedroom end terrace house situated in the convenient location of Tresillian and within walking distance of the amenities in the village. Well presented and offering generous rooms throughout, in all the accommodation includes; entrance hallway, sitting room, kitchen and dining room to the ground floor with three bedrooms and a bathroom to the first floor. There is an off road parking space to the front, with gardens to both the front and rear laid to lawn.

EPC - C. Freehold. Council Tax - A.

Guide Price £199,950

THE PROPERTY

16 Lower Park is a three bedroom terrace house situated on the edge of Tresillian but within just a short walk of the amenities on offer within the village. Briefly the accommodation comprises; entrance hall, sitting room, kitchen, dining room to the ground floor, with three bedrooms and bathroom to the first floor. There are generous enclosed gardens to the front and rear as well as a useful outhouse with W.C. in the rear garden.

Tresillian

Tresillian is a sizeable village community about three miles east of Truro. It is a long village straddling the A390 which runs parallel to the tidal Tresillian River. The area is well known for scenic attractions with many walk-ways in the area including along the edge of the river with its abundance of wildlife and shore bird towards St Clements and Malpas. There is a pub, service station with good local shop which caters for everyday needs and post office. The village also has a church and chapel and village hall which supports a range of social activities. There is a regular bus service which runs between Truro and St. Austell. The sandy beaches of Pendower and Carne on the Roseland Peninsula are within a twenty minute drive. Waitrose is within a five minute drive.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALLWAY

Stairs rising to the first floor with doors into;

SITTING ROOM

13'11" x 10'11" (4.25m x 3.35m)
Window to front. Radiator.

KITCHEN

9'9" x 8'9" (2.99m x 2.67m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer unit. Window and door to rear garden. Space for gas cooker with extractor fan over, plumbing for washing machine and space for under counter fridge. Under stairs storage cupboard and opening into;

DINING ROOM

11'3" x 9'9" (3.44m x 2.98m)
Window to rear with ample space for dining table.
Radiator.

FIRST FLOOR

LANDING

Access to the loft and doors inti;

BEDROOM

12'10" x 10'11" (3.92m x 3.33m)
Window to front.

BEDROOM

13'9" x 9'11" (4.20m x 3.03m)
Window to rear.

BEDROOM

9'0" x 7'9" (2.76m x 2.38m)
Window to the front.

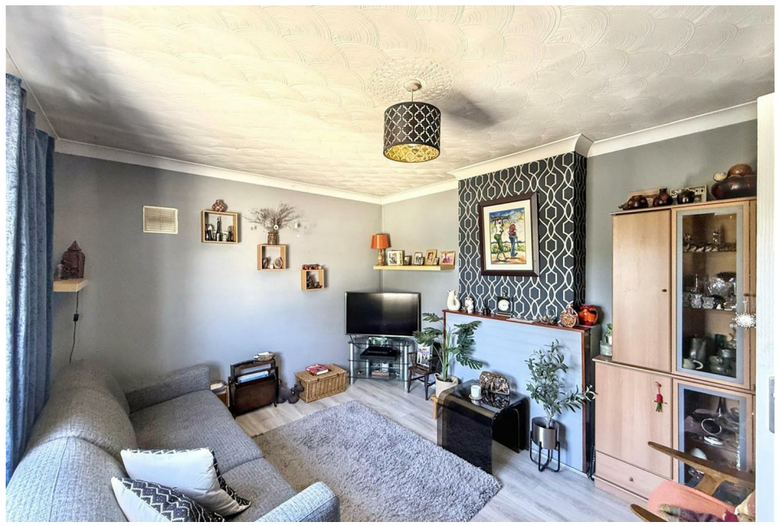
SHOWER ROOM

6'3" x 5'4" (1.93m x 1.64m)
Comprising corner shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to rear, towel rail, radiator and extractor fan.













OUTSIDE

To the front of the property there is a levelled gravel area that provides an off road parking space, with a gentle sloping pathway leading up to the front door. There is a side gate leading to an alleyway providing access to the rear garden. The rear garden is lawn with timber fenced and wall boundaries which is therefore perfect for children and pets and is majorly laid to lawn - enjoying the sunny aspect throughout the day.

There is also a very useful OUTBUILDING that provides useful garden storage.

SERVICES

Mains electric, drainage, water and gas.

N.B

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

COUNCIL TAX

A.

TENURE

Freehold.

DIRECTIONS

Proceed into Tresillian along the A390 from the Truro direction and shortly before leaving the village and immediately after passing the Recreation Ground turn left into Lower Park. Carry on until you reach the parking area and the property can be found on your 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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