



13 PENHALLS WAY
PLAYING PLACE, TRURO,
CORNWALL TR3 6EX

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



13 PENHALLS WAY

PLAYING PLACE TRURO CORNWALL TR3 6EX

SEMI DETACHED HOUSE IN CORNER PLOT WITH
GARAGE & PARKING

A wonderful family home situated in a very pleasant position on the edge of the village, well away from the A39 and enjoying a delightful outlook to the front.

Now in need of some general updating and modernisation however offering huge potential and scope for extension if required.

Sold with no chain and vacant possession.

EPC - E - Council Tax - B.

GUIDE PRICE £365,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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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.

GENERAL COMMENTS

13 Penhalls Way is a semi detached ex local authority house which is situated in a large corner plot and in a fantastic location within Playing Place enjoying pleasant open views to the front. This has been a cherished family home and it has been in the same ownership for over 50 years. The property has been very well maintained and although any new owner could happily move in straight away, it is fair to say that it is now in need of general updating and modernisation.

The size of the plot is really special with a front garden measuring almost 100 feet in length with driveway parking, space for a small boat or caravan, and a generous garage/workshop. The rear garden is enclosed and the property enjoys a very sunny position too.

Potential purchasers may note that the neighbouring property was extended in recent years and therefore there is excellent potential to extend No.13, subject to any necessary consents.

This will undoubtedly appeal to a wide range of the market and is one not to be missed.

THE PROPERTY

The accommodation comprises; hall, lounge, dining room, kitchen, conservatory and ground floor w.c. There are three double bedrooms as well as a family bathroom.



PLAYING PLACE

Playing Place is a very desirable residential locality about three miles or thereabouts south west of Truro and not far from the larger village of Carnon Downs where there are a selection of local facilities. Playing Place has a good village store and Kea Primary School is literally just along the road. Playing Place

also lies within two to three miles of Feock and Loe Beach and hence easily accessible to the River Fal and Carrick Roads estuary.

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

ENTRANCE PORCH

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LOUNGE

4.99 x 3.17 (16'4" x 10'4")

CONSERVATORY

4.37 x 3.15 (14'4" x 10'4")

DINING ROOM

3.65 x 3.20 (11'11" x 10'5")

KITCHEN

4.27 x 3.65 (14'0" x 11'11")

W.C.

FIRST FLOOR

BEDROOM 1

4.94 x 3.19 (16'2" x 10'5")

BEDROOM 2

3.65 x 3.22 (11'11" x 10'6")

BEDROOM 3

3.2 x 2.43 (10'5" x 7'11")

BATHROOM

2.67 x 1.81 (8'9" x 5'11")

OUTSIDE

There are gates opening to the driveway which provides parking or space for a small boat or caravan. There is a good sized garage as well as a green house and garden shed.

GARAGE

6.5 x 3.55 (21'3" x 11'7")

N.B

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

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.

SERVICES

Mains gas, water, drainage and electricity.

DIRECTIONS

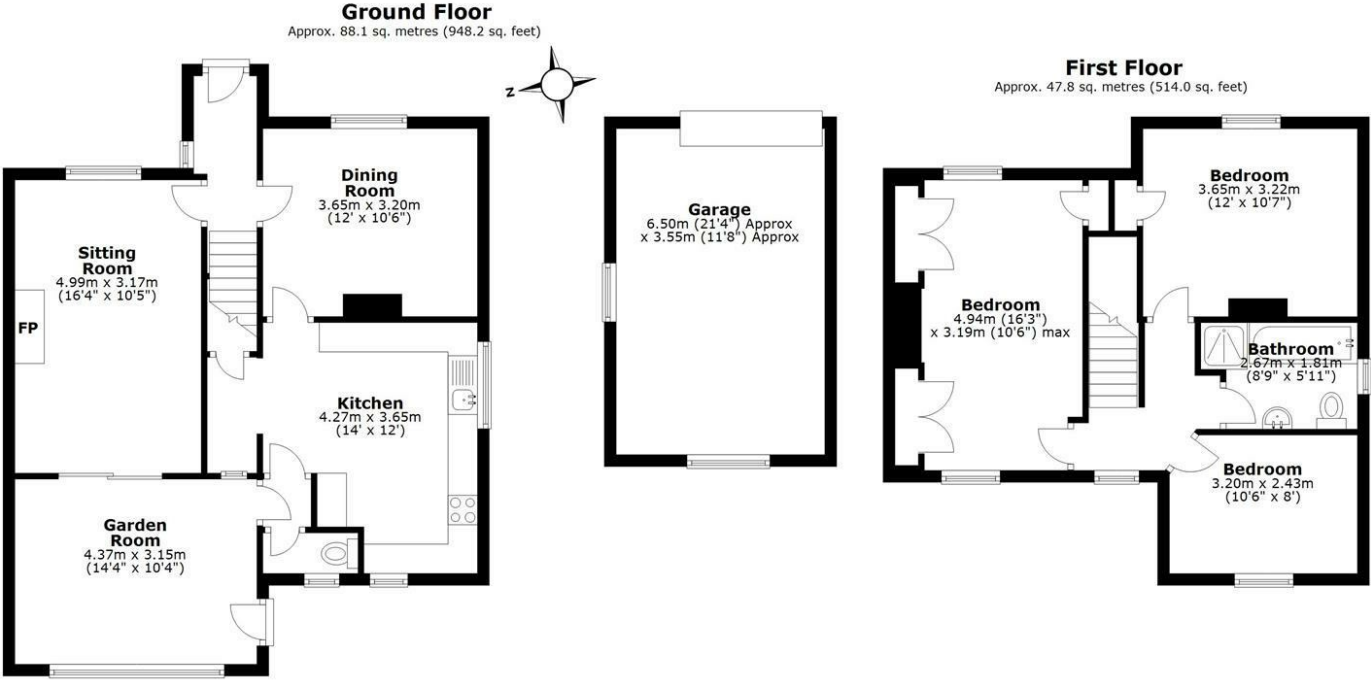
Proceeding from Truro towards Falmouth on the A39 turn left just before the Shell garage in the edge of Playing Place into Holywell Road. Continue to the end of the road and take the left hand turning into Penhalls Way. The property can be found just a short distance along the road on the left hand side.

COUNCIL TAX

Band B.

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.

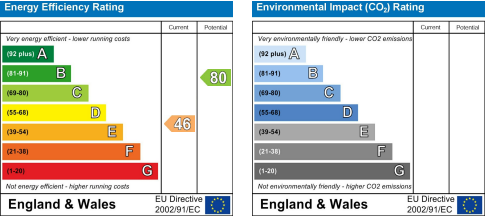


Total area: approx. 135.8 sq. metres (1462.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.

Plan produced using PlanUp.

13 Penhalls Way, Playing Place



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