



7 CREEKSIDE VIEW
TRESILIAN, TRURO,
CORNWALL TR2 4BS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



7 CREEKSIDE VIEW

TRESILLIAN, TRURO, CORNWALL TR2 4BS

LARGE DETACHED MODERN HOUSE ENJOYING FABULOUS VIEWS OVER THE TRESILLIAN RIVER

Four bedroom modern property at the head of a well established residential development boasting tremendous views of the Tresillian River and rolling countryside beyond. Set over a number of floors to take advantage of the views and thus affording light and spacious accommodation which must be viewed to be appreciated.

Four double bedrooms (two en-suite), bathroom, utility and open plan kitchen/dining/living space with balcony from which to enjoy the views.

Large integral garage, driveway parking for three/four vehicles and low maintenance gardens.

Mains gas central heating and double glazing throughout.

EPC - D

OFFERS IN EXCESS OF
£600,000

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GENERAL COMMENTS

7 Creekside View is a well presented modern detached house situated within this well established residential development. The plot is incredibly private and the views of the river are quite spectacular. The accommodation is spacious and well proportioned throughout.

In all the accommodation comprises; large integral garage, four double bedrooms (two with en-suite facilities), recently refitted bathroom, utility and huge open plan kitchen/dining/lounge with vaulted ceilings and breathtaking views enjoyed through two sets of doors which lead to a balcony. Outside is a driveway providing parking for four vehicles and low maintenance gardens to the front and rear.

The property is mains gas centrally heated and double glazed throughout.

TRESILLIAN

Tresillian is now a sizeable village community about two to three miles east of Truro. It is a long village straddling the A390 which runs parallel to the tidal Tresillian River. The village is notably wooded and there are lovely walks in the immediate area including riverside walk alongside the river to St. Clements.

There is a service station with good local shop which caters for everyday needs. The village also has a church, chapel and a modern village hall which supports a range of social activities. A regular bus service connects Truro and St. Austell passes nearby.



TRURO

Waitrose is the closest supermarket and Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular

venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

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

ENTRANCE VESTIBULE

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HALL

INTEGRAL GARAGE

16'2" x 12'5" (4.95m x 3.81m)

With vehicular electric up and over door, two wall mounted cupboards. Gas central heating boiler, light and electricity.

GROUND FLOOR

With two deep fitted cupboards with shelving and hanging space and steps to second floor. Door to:-

BEDROOM 2

12'9" x 8'7" (3.89m x 2.64m)

With window to rear, radiator and door to:-

EN-SUITE SHOWER ROOM

8'7" x 5'1" (2.62m x 1.55m)

Recently refitted with a double shower cubicle, low level w.c. and pedestal wash hand basin. Radiator, obscured window to rear, electric towel rail.

UTILITY ROOM

8'5" x 5'6" (2.59m x 1.70m)

With a range of eye level units Space and plumbing for washing machine and dryer. PVCu door to outside.

FIRST FLOOR

HALLWAY

With radiator, cupboard and loft access. Stairs to third floor and doors to:-

BEDROOM 1

12'9" x 11'8" (3.91m x 3.58m)

Window to front enjoying river views. Radiator. Double fitted wardrobe and door to:-

EN-SUITE SHOWER ROOM

8'0" x 5'2" (2.46m x 1.60m)

W.C., wash hand basin and shower. Obscured window to front and towel rail.

BEDROOM 3

11'3" x 9'8" (3.43m x 2.97m)

Window to rear, radiator, double fitted wardrobe.

BEDROOM 4

11'3" x 8'2" (3.43m x 2.49m)

Window to rear, radiator, double fitted wardrobe.

BATHROOM

8'5" x 5'8" (2.59m x 1.75m)

Recently refitted with free standing bath, w.c. and wash hand basin.

UPPER FIRST FLOOR

LOUNGE/KITCHEN/DINING ROOM

18'0" x 13'1" plus 18'6" x 18'0" (5.51m x 3.99m plus 5.64m x 5.51m)

Being open plan and with a vaulted ceiling. From the lounge two sets of sliding doors allow the view to be fully enjoyed and from here is a balcony where there is room for sitting out.

Gas fire steps to the kitchen/dining room with wooden floor. An L-shaped range of matching base and eye level units and drawers with worktops over, tiled splashbacks and one and a half bowl sink and drainer inset.

Central island with breakfast bar and also tall larder unit. Fitted dishwasher, AEG electric double oven and grill, five ring gas hob with extractor over and space for American style fridge/freezer. Obscured window to side, windows to rear and door to rear garden. Radiator.

OUTSIDE

To the front of the property is a tarmacadam driveway providing parking for three to four cars and this ultimately leads to the garage. Two courtesy lights and cold water tap.

To one side of the drive is a lawned area with palm tree and dense hedge boundaries to either side ensure privacy. A paved pathway leads on either side of the property to the rear garden.

At the rear is a paved patio with ample space for sitting out. A raised level lawn sits beyond the patio and to one side steps lead down to another patio area. A set of steps lead up to kitchen. The gardens are well enclosed.

SERVICES

Mains water, electricity, gas and drainage.

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.

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DIRECTIONS

From Truro proceed in an easterly direction along the A390 and enter the village of Tresillian.

A short way into the village look out for the left hand turning into Creekside View.

No. 7 can be found at the very top of the road on the left hand side.

AGENTS COMMENTS

This is a versatile home which could suit a range of buyers with the potential of a ground floor annexe for a dependant relative.

Conversely the property works for a large or growing family and there is ample parking on the drive for plenty of cars or even space for a caravan or boat.

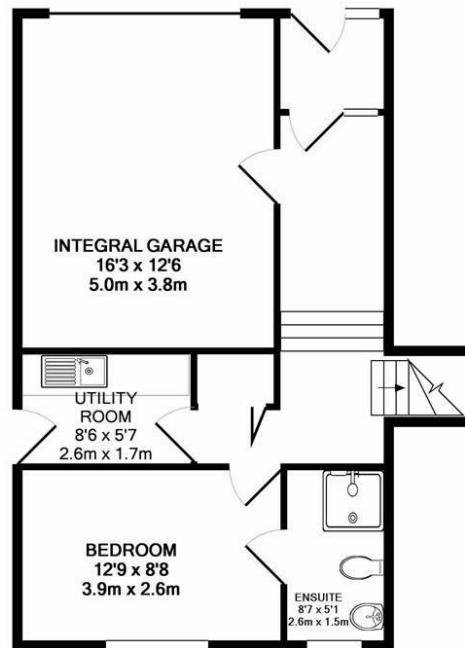
The proximity to Truro as well as the Roseland Peninsula is a great advantage and together with the views from the balcony, this really is a wonderful opportunity.



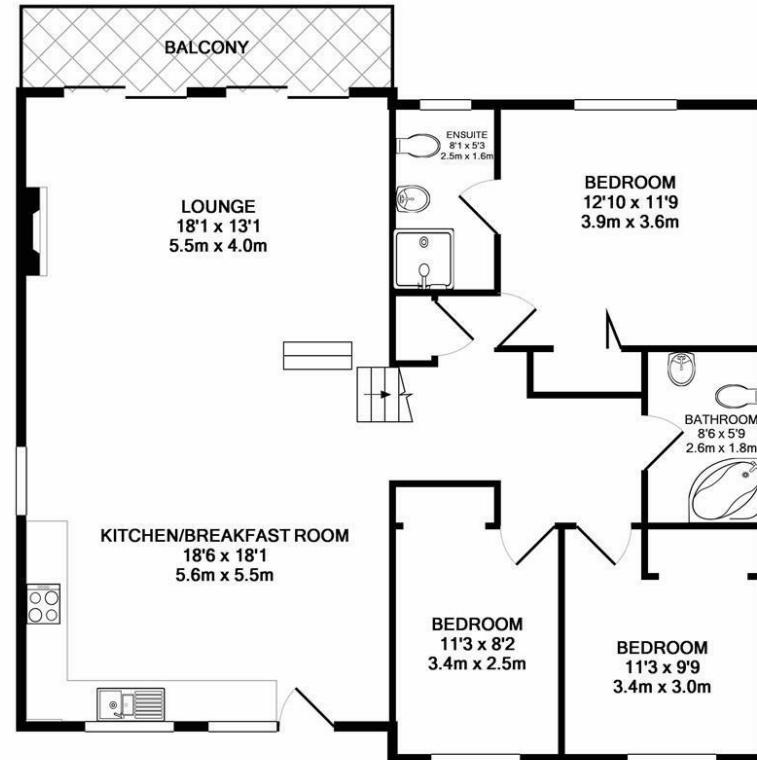
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GROUND FLOOR
APPROX. FLOOR
AREA 558 SQ.FT.
(51.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1110 SQ.FT.
(103.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1668 SQ.FT. (154.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| 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 | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
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