

Kleinhuis
Pendower Road

Veryan, Truro,
TR2 5QL

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS









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TR2 5QL

DETACHED BUNGALOW IN TUCKED AWAY POSITION

Situated in a quiet location in the centre of the village and offered for sale with no chain and vacant possession.

Parking for one car and a small and enclosed courtyard garden.

2 bedroom accommodation with an en-suite and a shower room, lounge/dining room and kitchen.



Guide Price £220,000

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9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk

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GENERAL COMMENTS

Kleinhuis is a detached two-bedroom bungalow situated in a quiet and secluded position in the heart of the picturesque Roseland village of Veryan. This detached property is just 50 meters away from the beautiful parish church and village green, offering convenient access to the local pub, village store, primary school, and community hall.

Designed for low-maintenance living, the bungalow is of brick construction under a natural slate roof, complemented by double-glazed windows and oil-fired central heating. Practicality is further enhanced by the provision of a parking space for one car and an enclosed courtyard garden complete with a shed, perfect for storage or small gardening projects.

Internally, the bungalow boasts plenty of windows providing good natural light and a very level plot with no steps. There are two bedrooms, with the master bedroom benefiting from an en-suite shower room. In addition, there is a separate shower room to serve the second bedroom and guests. The spacious lounge/dining room provides a generous living area, while the small kitchen is well-equipped.

Kleinhuis is offered for sale with no chain, ensuring a straightforward and hassle-free purchase process. With vacant possession available, this property represents a rare opportunity to acquire a home in a highly sought-after village location. Don't miss the chance to make this delightful bungalow your new home.



VERYAN

Veryan is a beautiful, picturesque and highly regarded village on the Roseland Peninsula most famous for its five 19th Century Thatched Round Houses, two standing at each end of the village and one standing majestically in the centre. Veryan has a vibrant community, church, water gardens, inn, shop/post office, school and sports club. It provides ready access to both the coast and picturesque countryside on the Roseland Peninsula, an Area of Outstanding Natural Beauty.

The harbour villages of Portloe and Portscatho are within easy reach as is the beautiful sailing waters and village of St Mawes. Also within easy driving distance are a number of fine beaches, many of which are owned and protected by The National





Trust. The Cathedral City of Truro, the cultural centre of Cornwall, lies around thirteen miles distant with a comprehensive range of retail, administrative and leisure amenities together with the county's leading educational facilities.

There is a main line rail connection to London Paddington at both Truro and St Austell together with regular flights departing for domestic and international destinations from Newquay Airport on the north coast.

LOUNGE/DINING ROOM
4.09 x 4.58 (13'5" x 15'0")
Triple aspect.

KITCHEN
2.56 x 2.14 (8'4" x 7'0")
Fitted with a range of units and white goods available for purchase.

INNER HALL

MASTER BEDROOM
5.09 x 2.21 (16'8" x 7'3")
Double bedroom with window to the rear aspect. Door leading to

EN-SUIITE
2.46 x 1.33 (8'0" x 4'4")
A white bathroom suite comprising toilet, hand wash basin and shower cubical. Window to the rear aspect of the bungalow.

BEDROOM 2
3.87 x 2.16 (12'8" x 7'1")
Window to the front aspect.

SHOWER ROOM
2.60 x 1.25 (8'6" x 4'1")
W.C., wash hand basin and shower. Heated towel rail.

OUTSIDE
The property is approached over a neighbouring driveway (Treverbyn House) with a gated entrance to a parking space. There is a courtyard garden with shed and a small store and access around the property to the oil tank.

COUNCIL TAX
Council Tax - D
EPC - D

SERVICES
Mains water, electricity and drainage are connected. Oil fired heating.

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

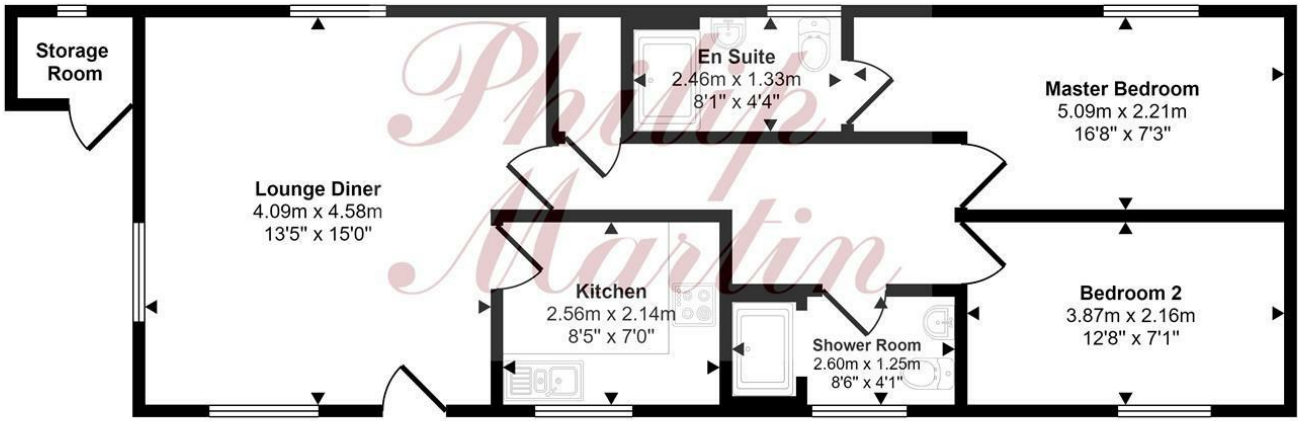
VIEWING
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244. Fax: 01872 264007 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS
The property can be found behind Treverbyn House in the centre of the village.

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.

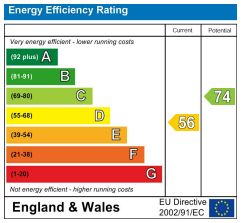
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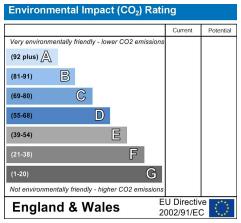
Approx Gross Internal Area
63 sq m / 678 sq ft



Floorplan

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.










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