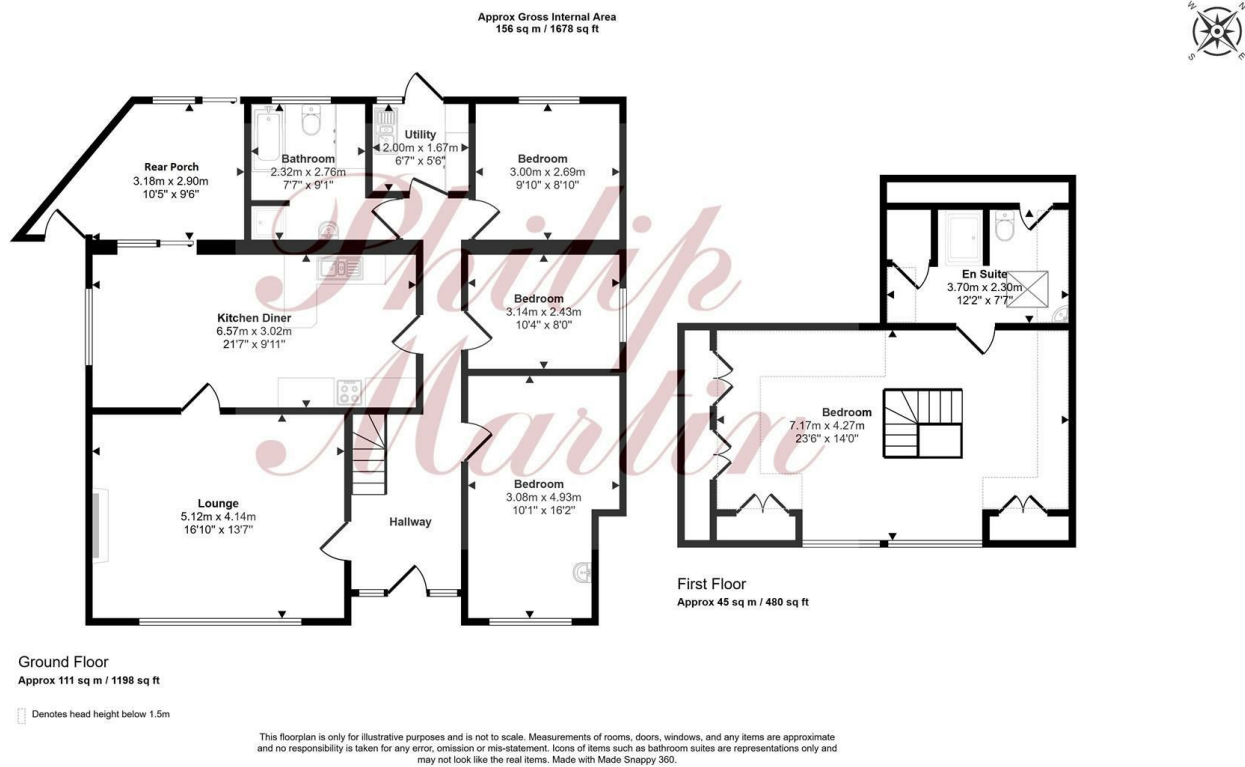


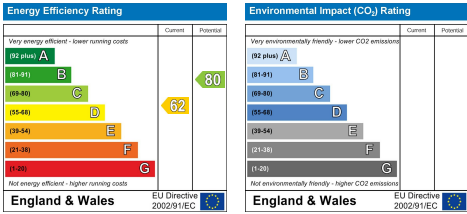
TRESILLIAN, TRURO



KEY FEATURES

- DETACHED BUNGALOW
- FOUR BEDROOMS (EN-SUITE)
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM AND UTILITY
- DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- RIVER VIEWS
- POPULAR VILLAGE 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



BELLAVISTA, TRESILLIAN, TRURO, TR2 4BW

DETACHED PROPERTY IN POPULAR LOCATION SOLD WITH NO CHAIN

This four bedroom detached property is situated in an elevated position within the convenient village of Tresillian; just a short walk from the amenities on offer and bus stop. Well presented, the accommodation includes; entrance hallway, sitting room, kitchen/dining, four bedrooms (one en-suite), bathroom, utility room and a rear porch. There is a driveway providing off road parking with gardens to front and rear. There is a further garden which is larger than expected with a timber shed, greenhouse, patio, pond and level lawn. Sold with no chain, viewing recommended.

EPC - D. Freehold. Council Tax - D.

GUIDE PRICE £425,000

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THE PROPERTY

Bellavista is a spacious four bedroom detached property situated in the convenient village of Tresillian. Occupying a generous plot, the property enjoys views over the river to the front, with pleasant gardens to both front and rear. Well presented throughout, and is larger than first apparent. In all, the accommodation comprises; entrance hallway, sitting room, kitchen/dining room, rear porch, bathroom, utility room and three bedrooms to the ground floor with a further bedroom and shower room to the first floor. There is a driveway entrance providing ample off road parking, with gardens to both front and rear. Beyond this, is the substantial secret garden where there is a timber storage shed, greenhouse, patio and generous level lawn that enjoys privacy and the sunny aspect throughout the day. Being sold with no chain, internal viewing is recommended.

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

Spacious entrance hallway with stairs to first floor and doors into;

SITTING ROOM

16'9" x 13'6" (5.12m x 4.14m)

Large sitting room with feature gas fire with granite surround. Window to front. Radiator. Door into;

KITCHEN/DINING ROOM

21'6" x 9'10" (6.57m x 3.02m)

Open plan kitchen/dining room with window to side. Ample space for dining table with radiator. Fitted kitchen comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer unit with space for fridge/freezer, cooker with extractor fan over and plumbing for dishwasher.

REAR PORCH

10'5" x 9'6" (3.18m x 2.90m)

Access from front driveway and door into rear garden.

BEDROOM

16'2" x 10'1" (4.93m x 3.08m)

Window to front. Radiator.

BEDROOM

10'3" x 7'11" (3.14m x 2.43m)

Window to side. Radiator.

BEDROOM

9'10" x 9'6" (3.0m x 2.90m)

Window to rear. Radiator.



UTILITY ROOM

6'6" x 5'5" (2.0m x 1.67m)

Space and plumbing for washing machine and tumble dryer. Inset sink and drainer with window and door to rear. Cupboard housing gas boiler.

BATHROOM

9'0" x 7'7" (2.76m x 2.32m)

Comprising shower cubicle, bath, low level w.c. and pedestal hand wash basin. Obscured window to rear.

FIRST FLOOR

BEDROOM

23'6" x 14'0" (7.17m x 4.27m)

Double bedroom enjoying views over the river. Radiator. Eaves storage. Door into;

SHOWER ROOM

12'1" x 7'6" (3.70m x 2.30m)

Comprising shower cubicle, low level w.c. and vanity hand wash basin. Velux window.

OUTSIDE

There is an entrance driveway leading up to the property providing off road parking for numerous vehicles. The front garden is laid to lawn with mature shrubs creating privacy. There is gated side access leading to the rear garden, again laid to lawn with mature shrubs. There is a gate leading to the secret garden beyond which is larger than one would imagine with a useful timber storage shed, greenhouse, pond, patio dining space and a level lawn.

SERVICES

Mains water, electric, drainage and gas.

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 passing Waitrose on the left hand side. On entering the village the property can be found on the left hand side of the road, identified by a Philip Martin For Sale sign.

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.

