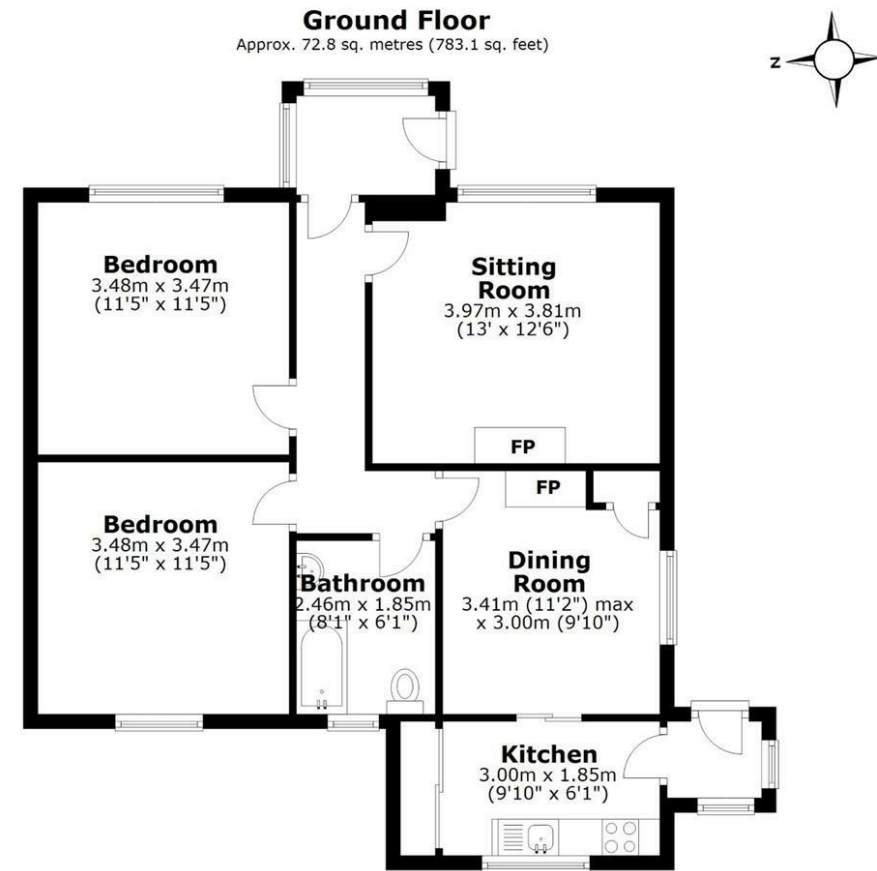


MAWNAN SMITH, NEAR FALMOUTH



Total area: approx. 72.8 sq. metres (783.1 sq. feet)

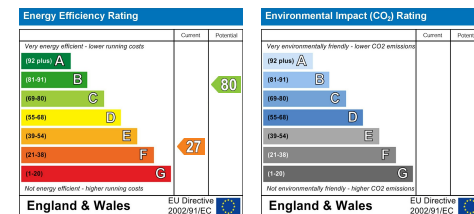
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used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

Tregladen, Mawnan Smith

KEY FEATURES

- Detached Bungalow
- 2 bedroom accommodation
- Garage and garden outbuilding
- Same family ownership for over 60 years
- Non-estate village position
- Lovely rural views
- Potential for extending, subject to consent

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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.



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



TREGLADEN, CARLIDNACK ROAD, MAWNAN SMITH, FALMOUTH, TR11 5HA A DETACHED BUNGALOW IN A SOUGHT-AFTER NON-ESTATE VILLAGE LOCATION

A delightful home in a good-sized plot close to the centre of Mawnan Smith and with views over nearby farmland and the Helford estuary in the far distance. Well maintained over the years but potential for upgrading and extension, subject to planning consent.

2 bedrooms, bathroom, sitting room, dining room and kitchen.

Garage and garden shed. Mature gardens.

Same family ownership since built over 60 years ago.

Freehold. EPC - Band F. Council Tax - Band D

PRICE GUIDE £375,000

GENERAL REMARKS AND LOCATION

Tregladden has been the cherished home of the current owner since originally built in the late 1950's. It occupies a good-sized rectangular plot fronting Carlidnack Road right in the heart of Mawan Smith and within level walk of most village facilities. It also enjoys an open outlook with views to the farmland bordering the village and across the countryside to the Helford estuary in the distance. The bungalow is detached and affords 2 double bedrooms, bathroom, sitting room, dining room, small kitchen and with porches to the front and rear. Whilst ideal for anyone seeking an easy-to-run retirement home the property may well appeal to those wanting to extend or remodel the building, subject to obtaining any necessary planning consent. It offers tremendous potential. There are a number of amenities within the village including the thatched Red Lion pub, garage, village hall, coffee shop, village store church, junior school and regular bus service to Falmouth which is about 5 miles away. The area abounds with beautiful rural and creekside walks and especially along the nearby Helford River and South West Coast Path. The gardens of Trehaf and adjacent Glendurgan are both about a mile up the road on the edge of the village.

THE BUNGALOW

Tregladden is of conventional cavity wall construction with rendered and painted elevations under a concrete tiled roof. In very recent times the bungalow has had replacement double glazing, new electric radiators and a remodelled bathroom. Overall the accommodation has been well maintained but the kitchen area is limited and warrants upgrading.

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

FRONT ENTRANCE PORCH

with quarry tiled floor and door to into main hallway.

HALLWAY

with electric radiator and hatch to loft space.

SITTING ROOM

13' x 12'6" (3.96m x 3.81m) focusing to a tiled fireplace with open grate. Picture window enabling far reaching views. Electric radiator.

DINING ROOM

11'2" x 9'10" (3.40m x 3.00m) with tiled fireplace with open grate and Airing Cupboard to one side with hot water cylinder and electric immersion heater. Electric radiator.

KITCHEN

9'10" x 6'1" (3.00m x 1.85m) with sink unit, single base cupboard and various wall mounted storage cupboards. Sliding double doors give access to a combined larder and broom cupboard. Plumbing for washing machine, space for electric stove and fitted electric radiator.

SIDE ENTRANCE PORCH

with quarry tiled floor.

BEDROOM 1

11'5" x 11'5" (3.48m x 3.48m) with electric radiator. good rural views with the Helford estuary in the distance.



BEDROOM 2

11'5" x 11'5" (3.48m x 3.48m) with electric radiator.

BATHROOM

with walk-in hip bath (suitable for disabled person), vanity wash basin having cupboards below and wc. Electric radiator and electric towel rail.

OUTSIDE

Double gates from Carlidnack Road provide access to a tarmac driveway which leads up past the bungalow to a timber-built GARAGE at the rear where there is also a turning space.

The GARDENS are largely laid out for low maintenance with a generous area at the front comprising lawn with a selection of mature specimen shrubs comprising camellias, rhododendron, hydrangea, myrtle and various ornamental conifer. A paved terrace extends immediately alongside the bungalow and is complemented with a wide bed of agapanthus. The rear garden is also in lawn and featuring several roses, a fig tree and a GREENHOUSE 8' x 6'. There is also a substantial GARDEN SHED with adjacent FUEL STORE.

SERVICES

Mains water, electricity, and drainage. NB. The electrical circuit and appliances have not been tested by the agents but are assumed to be in working order.

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.

