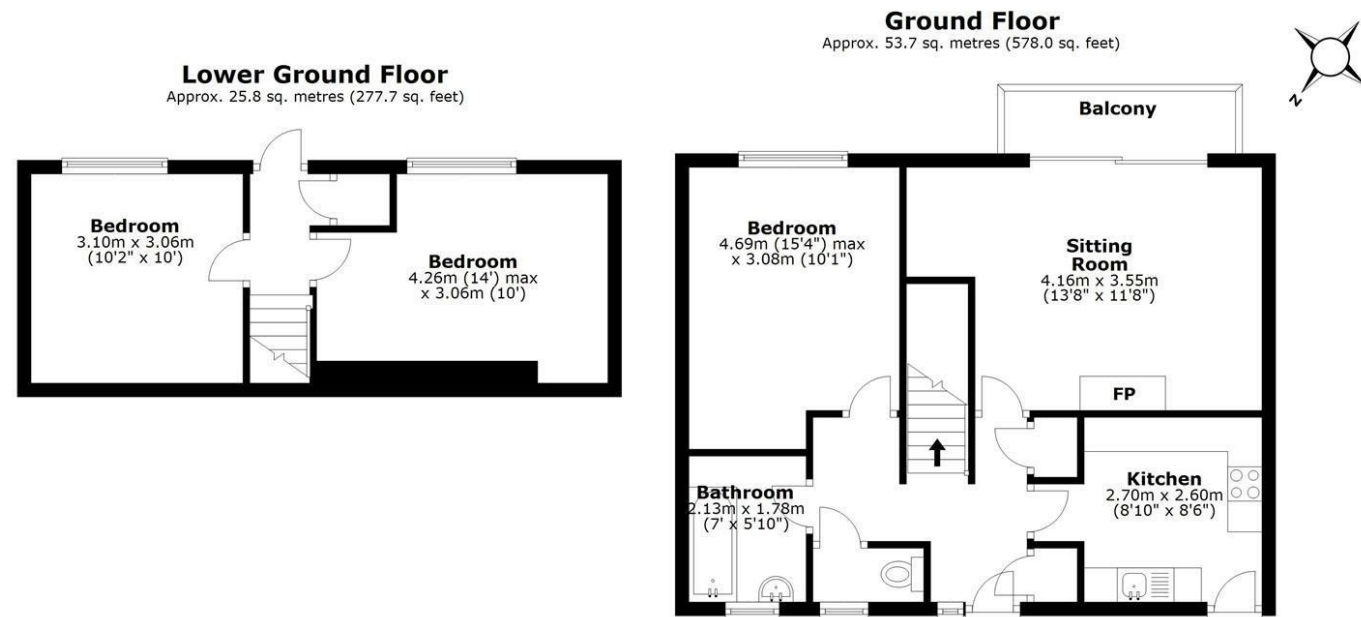


TRESILLIAN



Total area: approx. 79.5 sq. metres (855.7 sq. feet)

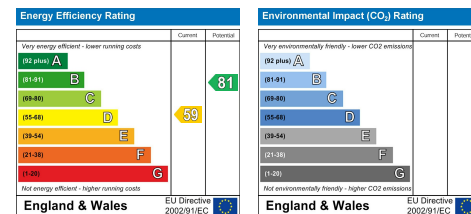
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used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

18 Higher Polsue Way, Tresillian

KEY FEATURES

- Fabulous River Views
- Sitting Room
- Kitchen
- Garage And Parking
- Double Glazed
- Three Bedroom
- Balcony
- Bathroom
- Gas Central Heating
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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.



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18 HIGHER POLSUE WAY, TRESILLIAN, TRURO, TR2 4BG

SEMI DETACHED HOUSE ENJOYING FABULOUS VIEWS OVER TRESILLIAN RIVER TOWARDS ST CLEMENTS

Light and spacious reverse level accommodation taking advantage of the views.
Three bedrooms, sitting room with balcony enjoying creek views, kitchen and bathroom.
Private enclosed rear garden.
Mains gas fired central heating. Double glazing.
Single garage in block.
Sold with no onward chain.
Council Tax Band C. EPC - D.

GUIDE PRICE £315,000

GENERAL COMMENTS

Incredibly this house has been in the same family ownership for over fifty years and has never been marketed during this time. It is a very well presented semi detached modern house located in a quiet and elevated position enjoying superb views over Tresillian River towards St Clements with the woods of Tregothnan on the opposite side of the creek. The reverse level accommodation makes the very best of the views especially from the sitting room which opens onto the balcony. All of the rooms are well proportioned, light and spacious. There are three bedrooms (two on the lower ground floor and one on the ground floor), kitchen, sitting room, bathroom and separate w.c. The balcony is accessed from the sitting room and from here the views are superb. The property is double glazed with mains gas central heating. At the rear is a very private garden with many matures shrubs and plants, greenhouse and storage shed. A single garage is located in the nearby block. An internal viewing is essential.

LOCATION

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):

ENTRANCE HALL

Stairs to lower ground floor. Airing cupboard with slatted shelves and factory lagged hot water tank. Radiator. Cloak cupboard. Loft access with ladder, light and is partially boarded. The Vaillant gas central heating boiler is here.



SEPARATE W.C

Half tiled room with low level w.c, frosted window to front.

KITCHEN

8'10" x 8'6" (2.70m x 2.60m)

Fitted with an excellent range of solid wood base and eye level kitchen units. Worktops with tiled splashbacks incorporating ceramic one and a half bowl ceramic sink/drain, space and plumbing for washing machine, integral fridge and freezer, single electric oven with ceramic hob and extractor fan over. Window overlooking the front garden.

SITTING ROOM

13'7" x 11'7" (4.16m x 3.55m)

A well proportioned room with sliding patio doors opening onto the balcony and enjoying fabulous views over the Tresillian river towards St Clements, across to the wooded banks of Tregothnan opposite and also towards Probus in the east. Feature fireplace with mantel and hearth incorporating living flame gas fire. Radiator. Two ceiling lights. Television point. Balcony with panoramic views, paved floor and galvanised railings.

BEDROOM ONE/DINING ROOM

15'4" x 10'1" (4.69m x 3.08m)

Window to rear enjoying the wonderful river and countryside views. Freestanding wardrobes.

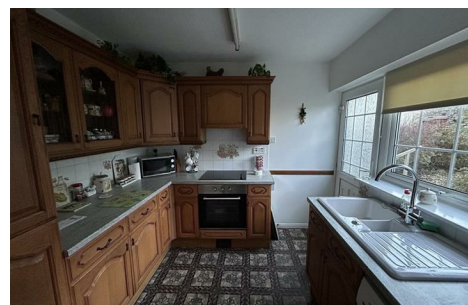
BATHROOM

6'11" x 5'10" (2.13m x 1.78m)

A white suite comprising panel bath with fully tiled surround and Mira shower over. Pedestal wash hand basin, window to front.

LOWER GROUND FLOOR

HALLWAY. Half glazed door to rear garden. Shelved storage cupboard.



BEDROOM TWO

13'11" x 10'0" (4.26m x 3.06m)

Window overlooking the rear garden. Radiator. Freestanding wardrobes.

BEDROOM THREE

10'2" x 10'0" (3.10m x 3.06m)

Window overlooking the rear garden. Radiator.

OUTSIDE

The property is approached from the front where steps lead to the front door and a path continues to a second door that opens into the kitchen. The front garden is enclosed within a Cornish stone wall and includes deep well stocked mature flower beds with Camellias and other shrubs and plants. The path continues along the side of the house where wide steps lead to the rear garden.

REAR GARDEN

The rear garden enjoys a sunny south facing aspect and pleasant countryside and river views. A large concrete terrace provides lots of sitting out space and steps lead to the lower garden with gently sloping lawn, further circular paved patio and many mature shrubs and trees including bay, mahonia, firs and camellias that provide privacy and protection. The wooden garden shed is included in the sale.

GARAGE

16'11" x 8'2" (5.18m x 2.49m)

Located a very short distance away in a block on the opposite side of the road. Fibre glass up and over door, concrete floor.

SERVICES

Mains water, drainage and gas are connected.

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.

DIRECTIONS

Proceeding out of Truro along the A390 heading towards St. Austell, the road leading to Higher Polsue Way will be found on the left hand side just before the petrol station which is on the opposite side of the road. Proceed to the top of the hill and on bearing left the property can be found on the left hand side where a Philip Martin sale board has been erected.

DATA PROTECTION

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