



Roscarrick
Tresillian, Truro

LODGE & THOMAS

ESTABLISHED 1892

Roscarrick,
Tresillian, Truro,
Cornwall TR2 4BA

Guide Price: £295,000 Freehold

- Stunning riverside setting
- Older style mundic semi-detached dormer bungalow
- Scope for improvement
- Good size garden with off-road parking
- NO ONWARD CHAIN

An older style semi-detached chalet home in a fabulous riverside setting, overlooking the upper reaches of the Tresillian estuary, suited to CASH BUYERS ONLY due to the presence of mundic block.

The Property

The property is a 1930's semi-detached home that started out as a bungalow, but was then extended with the creation of two first floor bedrooms in a dormer that takes full advantage of the stunning views in a southerly direction over the river and countryside to the rear. Gas central heating and uPVC double glazing have been installed yet there remains the opportunity to further improve and personalise this characterful home which is now nearly 100 years old.

Outside there is an enclosed front garden whilst to the rear is a sun trap garden and deck. On the other side of the shared driveway is an additional garden which includes two summerhouse/studios (one only recently constructed), immediately above the river, where the current owners used to moor their 30ft boat.

Agent's Note: A 2005 concrete screening report recommended a Stage 2 examination, but concluded it would likely confirm Class B mundic, which would not be acceptable for mortgage purposes.



Situation

The village of Tresillian sits alongside the river, from which the village takes its name and straddles the A390, where the riverbanks and upper reaches of the estuary are all considered to be a County Wildlife Site. The village filling station/Spar convenience store caters for most daily requirements and is little more than a 2 minute walk away. Close to hand is Mary's Pasties, the family friendly Wheel Inn public house and Daisy Fayes Nursery. A regular bus service travels through the village, connecting with St Austell, 11 miles to the east and the many varied schooling, shopping, health and commercial amenities within the City of Truro, 3 miles to the west. For those requiring to commute further afield, the A30 at Fraddon is a 15 minute/9 mile drive to the north.

Services: Mains drainage, electricity, water and gas are connected to the property. None of these services have been tested and therefore no guarantees can be given.

Council Tax: B **EPC:** E **Tenure:** Freehold

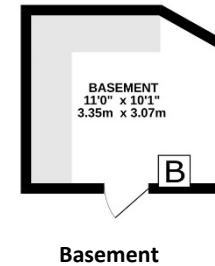
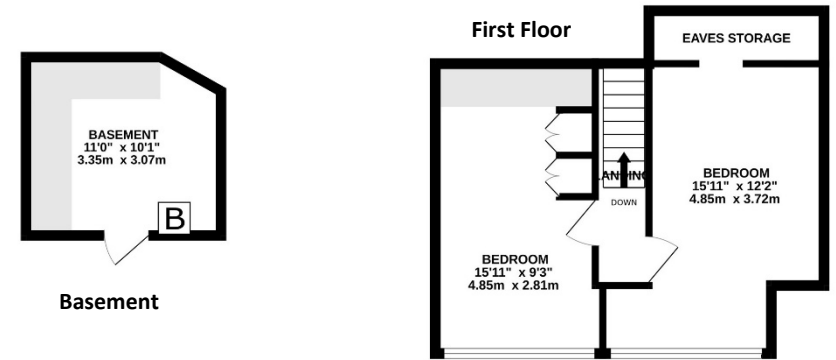
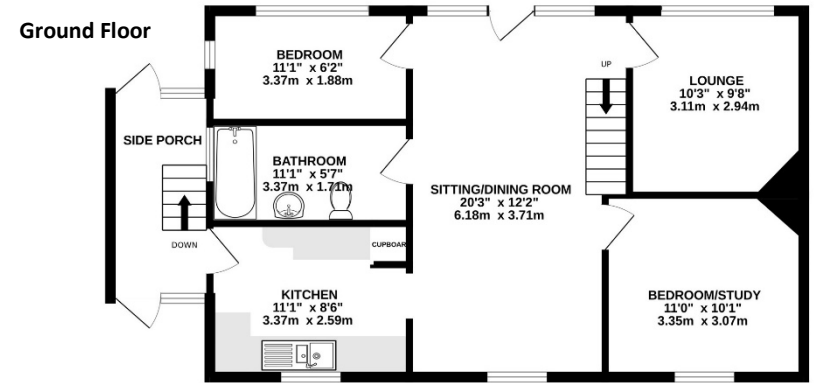
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. We understand a neighbour has a right of way over the rear, to access their garden area and parking.

Particulars & Plan: 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 intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The attached plan is not to scale and is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the Contract.

Viewings. By appointment with the vendors sole agents, Lodge and Thomas 01872 272722.

Directions: From Truro head east towards St Austell on the A390. Continue to the village of Tresillian, where shortly after passing the filling station/Spar shop on the right, the property for sale will be found on the right hand side identified by a Lodge & Thomas for sale board.

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