

Total area: approx. 105.7 sq. metres (1137.8 sq. feet)

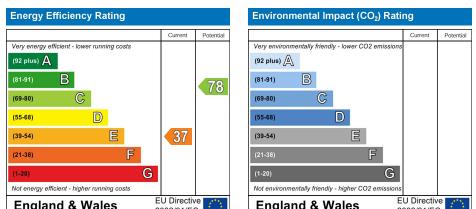
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Plan produced using PlanUp.

KEY FEATURES

- Detached Bungalow
- Three Bedrooms
- Sitting Room
- Kitchen
- Dining Room
- Bathroom and Separate W.C.
- Level Plot
- Garage and Parking
- Front and Rear Gardens
- No Chain

ENERGY PERFORMANCE RATING



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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



ROSEVALLEY, THREEMILESTONE



8 ROSEVALLEY, THREEMILESTONE, TRURO, TR3 6BH FABULOUS DETACHED BUNGALOW OCCUPYING LEVEL PLOT

Situated within the convenient village of Threemilestone and within walking distance of the local amenities and regular bus route into Truro, this three bedroom detached bungalow occupies a completely level plot. In need of modernisation, but offering light and spacious accommodation; the property comprises; sitting room, kitchen, dining room, bathroom, W.C. and three bedrooms. There is also a sizeable garage, off road parking for numerous vehicles and level front and rear gardens.
EPC - TBC.

GUIDE PRICE £275,000

THE PROPERTY

8 Rosevalley is a fantastic three bedroom detached property located in a quiet cul-de-sac within Threemilestone. The property occupies a fantastic level plot and is within a short walk of the village shop, post office and public house; as well the Co-op supermarket, which has been a recent addition to the village. Although the property is in need of modernisation in some aspects, it offers great potential and comprises of entrance porch, entrance hall, sitting room, kitchen, dining room, bathroom, separate W.C., three bedrooms and plenty of storage space. Externally there is a tarmacadam driveway providing off road parking for three vehicles, a single garage and level gardens to the front and rear laid to lawn with mature shrub boundaries. The property also benefits from double glazing throughout.

LOCATION

Threemilestone is a large village situated approximately three miles west of Truro on the A390 and offers a good range of everyday facilities including primary and secondary schools, post office, general store, hairdresser, fish and chip shop, public house, Chinese take away and a church. The A390 gives easy access to the main A30 trunk road as well as the Cathedral city of Truro with its wider everyday facilities and the main line railway link to London (Paddington).

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

ENTRANCE PORCH

ENTRANCE HALL

Loft access. Doors into;



SITTING ROOM

15'1" x 11'11" (4.62 x 3.65)

Large window to front aspect allowing plenty of light into the property, storage heater and fireplace.



KITCHEN

10'4" x 10'0" (3.15 x 3.07)

Comprising a range of base and eye level units with worktops over. Inset stainless steel sink and drainer with window to rear. Space and plumbing for dishwasher/washing machine, cooker, fridge/ freezer. Door to side aspect and door into;

DINING ROOM

10'4" x 10'0" (3.15 x 3.07)

With sliding doors to rear with pleasant aspect of garden. Storage heater.

BEDROOM ONE

12'10" x 10'2" (3.92 x 3.11)

Window to rear. Storage heater.

BEDROOM TWO

11'3" x 11'1" (3.43 x 3.38)

Window to front. Storage heater.

BEDROOM THREE

11'3" x 8'7" (3.43 x 2.64)

Window to side. Storage heater.

BATHROOM

5'10" x 5'4" (1.80 x 1.64)

Comprising pedestal hand wash basin, bath with mixer taps over and obscured window to side.

W.C.

Low level W.C. and obscured window to side.

STORAGE CUPBOARDS

Plenty of storage facilities.

GARAGE

Large garage with potential to create utility space. Metal up and over door, window to rear. Light, power and water connected.

OUTSIDE

To the front of the property there is a level lawn area, with tarmacadam driveway parking for up to three vehicles. The rear garden is incredibly private and enjoys a semi rural aspect. It has been laid to lawn with hedged and mature shrub boundaries. There is also a shed providing the perfect space for storage.

SERVICES

Mains water, electric, drainage. Gas externally connected.

N.B

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

DIRECTIONS

Proceed out of Truro on the A390 bypassing Treliiske Hospital and go straight over the roundabout by Truro College, taking the slip road leading off the dual carriageway into Threemilestone. Proceed along this road to the roundabout by the Co-Op and take the first exit into Hugus Road and then straight over the mini roundabout. At the next mini roundabout turn right and then turn left into Lower Polstain Road. Take the first left

into Rosevalley and the property will be located after a short distance on the left hand side, identified by a Philip Martin for sale board.

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.

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