



30 Penlee Villas, Playing Place, Truro,
Cornwall TR3 6EY



PROPERTY DESCRIPTION

An opportunity to purchase a spacious three bedroom family home that is located within the very sight after village of Playing Place. The property presents an exciting opportunity at this time and is currently being offered for sale with 'No Onward Chain'.

Internally the ground floor accommodation provides two spacious reception rooms, the main reception space being a living room/dining room enjoys the benefit of being dual aspect and therefore enjoying ample natural light throughout the day. There is a also a generous separate dining room or potentially a fourth bedroom if required, kitchen and a rear utility area. The first floor provides three good sized bedrooms, the main bedroom benefitting from a range of fitted furniture. The first floor also provides a bathroom and separate w.c.

Externally the property is located towards the end of a cul de sac and enjoys the advantage of a deep frontage. This deep frontage provides parking for two cars on a gravel drive area, this could if required be enlarged to provide further parking if required. The gardens are set to three sides and could provide the potential to extend subject to the necessary permissions. The property further benefits from double glazing and gas central heating.

Once more the property is being offered for sale with 'No Onward Chain'. A viewing is very highly advised.

Location: Playing Place is a sought-after village which lies within approximately two miles to the West of the city of Truro. The location provides easy access via the A39 to Truro, Falmouth and beyond. The village is in an ideal location for families being close to the highly sought after primary school at Kea. The village itself offers a wide range of amenities that include a convenience shop, post office and petrol station. The nearby community hall is just a short walk away from the property as well as the nearby play park. The nearby Loe Beach provides activities for the keen watersports enthusiast, these including sailing, windsurfing and kayaking.

FEATURES

- Semi Detached Home
- No Onward Chain
- Two Reception Rooms
- Gardens To 3 Sides
- Three /Four Bedrooms
- Parking For Two Cars
- Double Glazing
- Gas Central Heating





ROOM DESCRIPTIONS

Entrance Hallway

Double glazed door to the front, stairs ascending to the first floor landing, oak effect flooring, part glazed door through to the dining room and living room.

Living Room/Dining Room

4.88m x 3.43m (16' 0" x 11' 3") A lovely light and airy dual aspect living space that benefits from natural light from both the front and rear of the property. Part glazed door from the entrance hallway, double glazed windows to the front and rear, chimney breast with recess to either side, oak effect flooring, two radiators, door through to the kitchen.

Dining Room/ Bedroom Four

3.58m x 2.97m (11' 9" x 9' 9") A spacious dining room that is set to the front of the property. Part glazed door from the entrance hallway, double glazed window to the front overlooking the garden, oak effect flooring, radiator.

Kitchen

4.62m x 2.00m (15' 2" x 6' 7") The kitchen comprises a range of fitted floor, wall and drawer units with working surfaces over and part tiled surrounds, inset stainless steel sink and drainer unit with mixer tap over, space for range style cooker, tiled flooring, access to deep under stairs recess, double glazed window to the rear that overlooks the garden, squared arch through to the rear hallway.

Rear Hall

Squared archway from the kitchen, double glazed door to the rear garden, wall mounted Worcester boiler, tiled flooring and timber door through to the utility area.

Utility Area

2.46m x 1.65m (8' 1" x 5' 5") A very useful additional space that can be used as a utility area or alternatively it could be converted into a home office/study if required. Tiled flooring, fitted working surface, window to the rear.

Landing

Stairs that ascend from the entrance hallway, double glazed window to the rear overlooking the garden, radiator, panel doors off to the bedrooms, bathroom and separate w.c.

Bedroom One

3.43m x 3.17m (11' 3" x 10' 5") A spacious double bedroom that is set to the front of the property. Panel door from the landing, double glazed window to the front, fitted furniture to one wall that provides useful wardrobe and drawer space, additional built in wardrobe to one wall, radiator.

Bedroom Two

3.58m x 2.51m (11' 9" x 8' 3") A spacious second double bedroom that is once more set to the front of the property. Panel door from the landing, double glazed window to the front, oak effect flooring, radiator.

Bedroom Three

2.64m x 2.31m (8' 8" x 7' 7") A generous third bedroom that is set to the rear of the property and overlooks the rear garden. Panel door from the landing, double glazed window to the rear.

Bathroom

Panel door from the landing, comprising a white suite of a twin grip panel bath with tiled surrounds and Mira shower over, vanity wash hand basin with cupboard under, double glazed window to the rear, radiator with towel rail over.

Separate W.C

Panel door from the landing, low level w.c, tiled flooring, double glazed window to the rear.

Gardens

The property enjoys the benefit of gardens to three sides, these gardens being to a majority laid to grass. At the front of the property there is gravel driveway area set within part of the grassed front garden, The garden leads around the side of the property to the lawned rear garden. The rear garden is enclosed to the side and rear by painted block walling to two sides and timber fencing to the other. The rear garden also features a paved terrace to the rear of the kitchen and living areas.

Parking

The property enjoys a gravel parking area, this area providing space for two cars. The parking area could be extended further into the front and side areas of garden if required to provide additional parking.

Additional Information

Tenure - Freehold.

Services Mains Gas, Electricity, Water And Drainage.

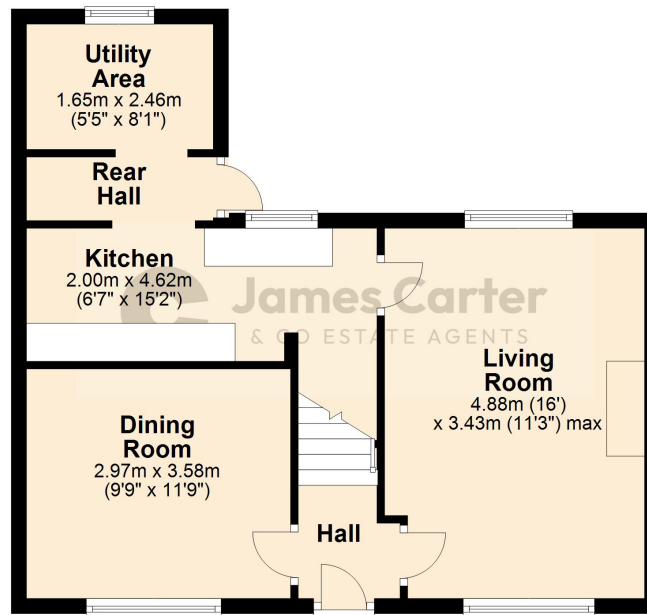
Council Tax- Band B Cornwall Council.



FLOORPLAN

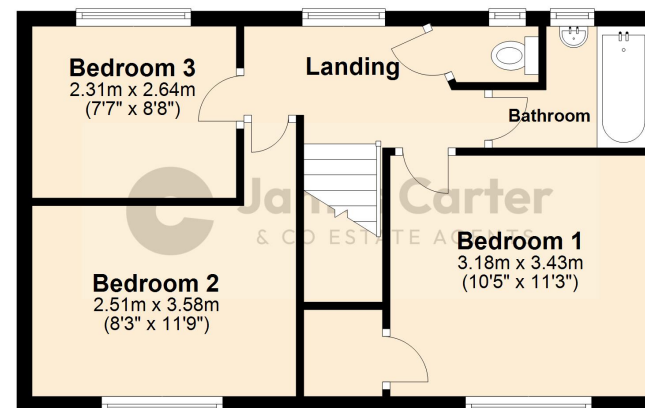
Ground Floor

Approx. 46.5 sq. metres (500.2 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



Total area: approx. 86.4 sq. metres (930.5 sq. feet)

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