



- No Onward Chain
- Semi Detached 2 Bedroom House
- Lounge With Feature Fireplace
- Kitchen/Dining Room

108 Polstain Road, Threemilestone, Truro, TR3 6DB

Asking Price Of £220,000

Found within the ever popular village of Threemilestone is this 2 Bedroom Semi-Detached House offered onto the market with no onward chain. The property comprises of an entrance porch, living room, kitchen/dining room having access to the rear garden. Upstairs there are 2 double bedrooms and bathroom having a white suite. Gardens and garage. Gas Central Heating and Double Glazing.



Property Description

Found within the ever popular village of Threemilestone is this 2 Bedroom Semi-Detached House offered onto the market with no onward chain. The property comprises of an entrance porch with a door opening into the living room. A door opens into the kitchen/dining room having access to the rear garden. From the living room stairs lead to the first floor accommodation which comprises of the 2 double bedrooms and bathroom having a white suite. To the front of the property there is a driveway leading to the garage, there is also a low maintenance gravel area for further parking. The rear garden is enclosed by fencing with a large patio area, garden shed and low maintenance pebble chip. A pathway leads to the rear of the garage which is accessed via a rear door. The garage has an up and over door with electric and power supply. The property is warmed by Gas Central Heating and Double Glazing.

LOCATION

Threemilestone offers an excellent range of local facilities which include primary schooling, library, doctors surgery, various shops and supermarket including Co Op and Spar, butchers, fish and chip shop and restaurants as well as post office and provides a thriving local community. One attraction is the level nature of Threemilestone which is rare in Cornwall, making it easily accessible by foot or for those maybe retiring to the area who are looking for ease of access to local facilities. From an investment point of view, the letting market is strong for a property of this nature due to the close proximity to the Royal Cornwall Hospital and Truro College at Treliske which are easily accessible by foot. Truro city centre is some 3 miles distant and offers a main line rail link along with a further extensive range of retail, recreational and educational facilities. The main A30 providing access throughout Cornwall is approximately 2 miles distant at Chiverton Cross and for those seeking access to local beaches, the beaches at Porthowan, Chapel Porth and St Agnes are all approximately 8 miles distant.



FRONT PORCH



With white upvc door opening into porch with double glazed side panel. Double glazed window to the front and glass panel door opening into the lounge.

LOUNGE

17' 5" x 13' 0" (5.31m x 3.97m) Double glazed window to the front elevation. Radiator. Stairs rising to the first floor accommodation with storage cupboard under and feature fireplace. Door opening into the:-

KITCHEN/DINER

13' 0" x 9' 1" (3.98m x 2.79m) Double glazed window to the rear elevation. Double glazed patio doors opening into the rear garden. The kitchen is fitted with a range of cream wall and base units with complementary worktops with inset stainless steel sink and drainer unit having mixer taps over and tiled splashbacks. 4 Ring gas hob with extractor fan over and built-in oven. Space for fridge/freezer.

LANDING

Loft access. Doors to:-

BEDROOM

12' 10" x 9' 6" (3.92m x 2.92m) Double glazed window to the front elevation. Built-in wardrobes having a range of hanging rails and shelving. Radiator.

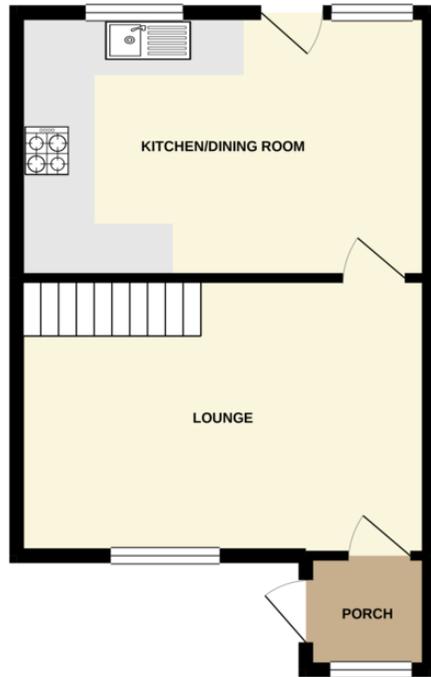
BEDROOM

13' 1" x 9' 1" (4.00m x 2.77m) Double glazed window to the rear elevation overlooking the garden. Radiator. Built-in wardrobes with hanging rail and storage space.

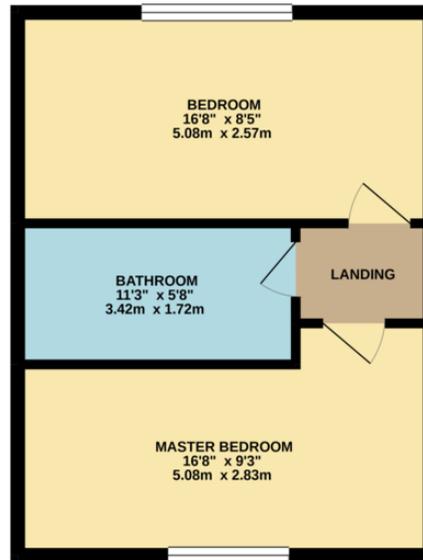
BATHROOM

Obscure double glazed window to the side elevation. Fitted with a white suite comprising of bath with shower over having tiled walls, low level wc, wash hand basin with cupboard under. Extractor fan. Towel rail. Cupboard housing the boiler.

GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.4 sq.m.) approx.

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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GARAGE

18' 11" x 8' 4" (5.79m x 2.55m) Having and up and over door. Double glazed window to rear elevation. Door to rear garden. Power and light supply. Space for washing machine and tumble dryer. The front of the property is accessed via a path and driveway leading to the garage.

GARDEN

The rear garden is enclosed by fencing and is low maintenance with pebble chipped area and patio area. There is a handy garden shed. Door accessing the garage.

DIRECTIONS

From our offices in Lemon Street proceed up Lemon Street which in turn becomes Falmouth Road and at the double roundabouts turn right as signposted towards Redruth. Continue along this road without deviation passing Sainsburys on the right hand side and Treliske hospital and then Truro college on your left. Continue along this road and bear into the left hand slip road and into the village of Threemilestone. Take the first left into Polstain Road and the property can be found on the left hand side identified by our for sale board.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements