



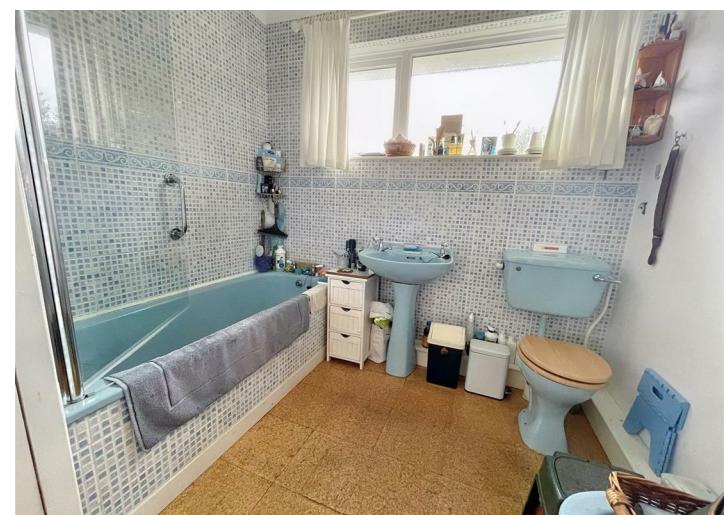
## 8 Cotwood Estate, Ponsanooth, Truro, TR3 7HH

Guide Price £335,000

A 2 double bedroom semi-detached bungalow, with separate neighbouring building plot which benefits from full planning permission, occupying a favourable position within this sought-after, elevated cul-de-sac in the popular village of Ponsanooth. The building plot gained full planning permission in 2009 for a detached, 2 bedroom, 2-storey house with integral garage - the excavation of the ground and foundation works have commenced and the retaining wall completed.

### Key Features

- Semi-detached bungalow
- Plot for 2 bedroom house
- Private rear garden
- Equidistant between Falmouth and Truro
- 2 double bedrooms
- Requiring modernisation
- Off-road parking
- EPC rating E



## THE LOCATION

Cotwood Estate is located on the south-western outskirts of the village of Ponsanooth, adjacent to and overlooking Kennall Vale and beautiful, unspoilt, surrounding countryside. Day-to-day amenities within the village include a highly regarded county primary school, convenience store/post office, public house/restaurant, and regular bus service to the neighbouring towns of Falmouth, Penryn, Redruth and the cathedral city of Truro. South coast beaches and sailing waters are an approximate ten/fifteen minute driveway away; the port of Falmouth offers an exceptional range of restaurants and leisure amenities; and the cathedral city of Truro, approximately eight miles distant, is the county's retail, commercial, educational, health and administrative centre.

## THE ACCOMMODATION COMPRISES

uPVC double glazed front door leading to:-

### ENTRANCE PORCH

Internal door leading to:-

### ENTRANCE HALLWAY

Engineered oak flooring. Loft hatch to partially boarded loft. Access to living room, bedrooms, bathroom and kitchen. Storage cupboard. Two off peak storage heater points.

### LIVING ROOM

Carpeted flooring, feature open fireplace with electric fire, night storage heater (requiring repair). uPVC double glazed large window to front elevation enjoying far-reaching, elevated countryside views.

### BEDROOM ONE

A double bedroom with carpeted flooring, uPVC double glazed window to front elevation, built-in wardrobe, night storage heater.

### BEDROOM TWO

Another double bedroom with carpeted flooring, uPVC double glazed windows to rear elevation, built-in wardrobe. Off peak night storage heater point.

### BATHROOM

Part tiled walls and cork flooring, uPVC double glazed window to rear elevation. Matching four-piece suite comprising low level flush WC, wash hand basin, bath with overhead shower and screen, bidet. Airing cupboard housing unvented water system and hot water cylinder. Electric heated towel rail.

### KITCHEN

Karndean flooring, eye and waist level kitchen units with roll-top worksurfaces. Kitchen sink with drainer, large chrome mixer tap and waste disposal unit, electric oven with four-ring induction hob, Zanussi extractor hood over. Integrated dishwasher (requiring repair). Electric heater, recessed ceiling lighting, American-style fridge/freezer. Storage cupboard, space for kitchen table and chairs.

## THE EXTERIOR

### FRONT

Off-road parking.

## REAR GARDEN

Well stocked, predominantly lawned and bordered by mature trees and shrubs with raised paved terrace. Summerhouse with store/workshop in addition to a secondary storage/workshop area and wood store. Small greenhouse with established grapevine and solar extractor fan.

## BUILDING PLOT

Planning Permission was granted in 2009 for the construction of a detached two bedroom dwelling, arranged over two storeys and including an integral garage. Our client has excavated the ground and has begun foundation works, and the retaining wall has been completed. Cornwall Planning Portal reference: W2/PA09/00937/F.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water and drainage are connected to the property. Unvented hot water system. Off peak Economy 7 heating. We understand mains gas is in the road.

### COUNCIL TAX

Band C - Cornwall Council.

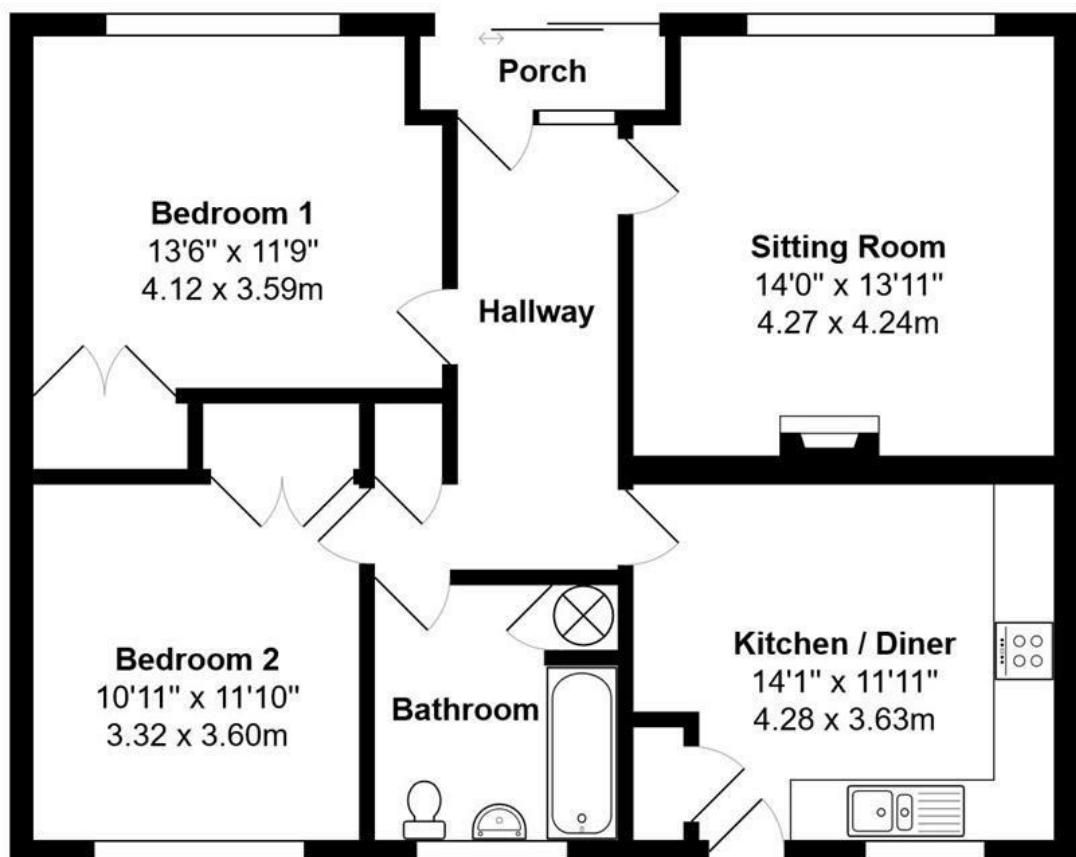
### TENURE

Freehold.

### VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

# Floor Plan



Cot Wood, Ponsanooth, TR3 7HH

Approx Total Area: 82.1 m<sup>2</sup> ... 883 ft<sup>2</sup>

All measurements are approximate and for display purposes only