



Laskowski
&Co



12 Trevonnen Road, Ponsanooth, Truro, TR3 7AZ

£298,000

1 of 2 properties discreetly located within Trevonnen Road via a pedestrian walkway linking to Malthouse Close and St Michael's Hill; a semi-detached 3 double bedroom house, ready for immediate occupation with the benefit of driveway parking for 2 (possibly 3) vehicles, side and rear gardens, broad living room, open and elevated outlook from the rear of the first floor over the neighbouring village properties, and scope to improve or update to ones taste. Decorated neutrally throughout, this modern village home is ideal for those purchasers wishing for convenience, low running costs and potential to enhance from light cosmetic improvement. No onward chain.

Key Features

- Semi-detached modern home
- Semi open-plan ground floor layout
- Generous lawned garden
- Potential to improve, if desired
- 3 double bedrooms, 1 bathroom
- Light and bright internally
- Parking in tandem
- EPC rating C



THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a part covered entrance with exterior courtesy light and hardwood entrance door leads into the:-

HALLWAY

Doors to WC, kitchen/dining room, and the living room. Turning staircase rising to first floor level, with useful under-stair storage accessed via three quarter height drawer. Ceiling spotlights, oak-effect flooring, telephone point, radiator.

WC

Comprising low flush WC, wash hand basin with separate taps, space and plumbing for washing machine, space for stacked washer/dryer. Radiator, ceiling light, wall-mounted cupboard. Obscure glazed window to the side elevation. Extractor fan, electrical consumer unit. Tiling to wet areas.

KITCHEN/DINER

With two definitive areas, the initial comprising a fitted kitchen set in an L-shape open to the dining area, providing space for a table and chairs etc.

KITCHEN

Panel-effect units set both above and below a rolltop worksurface with inset one and a half bowl stainless steel sink with drainer and mixer tap. Tiled splashback throughout. Appliances to include Hotpoint electric oven and grill with inset four ring hob over. Extractor fan, space and plumbing for dishwasher. Four pane window to front elevation, ceiling spotlights, radiator, Glow-worm combi boiler providing domestic hot water and heating. Open to the:-

DINING AREA

Oak-effect flooring, radiator, corner cupboard providing useful storage. Ceiling spotlights, opening leading into:-

LIVING ROOM

Exceptionally light and bright, spanning the full width of the property, featuring glazed sliding doors with matching side panels allowing access onto the rear patio and garden. Adjacent, four pane sash-style window. Two wall-mounted shelves, ceiling spotlights with dimmer switching, radiator. TV aerial point, BT Openreach master hub.

FIRST FLOOR

Staircase rising to first floor level with high level landing window.

LANDING

Part-galleried to stairwell below. Doors to all bedrooms and main bathroom. Loft hatch, ceiling light, Honeywell heating thermostat.

PRINCIPAL BEDROOM

Almost square in shape, with four pane sash-style window providing an elevated open outlook over the neighbouring rooftops of lower Ponsanooth, together with trees to the distance and rolling fields beyond. Ceiling light, radiator, wood-effect flooring, telephone point.

BEDROOM TWO

A deep room, yet light and bright, once again, with four pane

sash-style window providing a pleasant far-reaching outlook alike to the principal bedroom. Radiator, ceiling light, wood-effect flooring, TV aerial point, telephone point.

BEDROOM THREE

A small double room with radiator, ceiling light, wood-effect flooring and four pane sash-style window providing natural light.

BATHROOM

Pedestal wash hand basin with separate hot/cold taps, low flush WC and panel bath with shower curtain rail, inset shower controls, mixer tap to bath and mains powered shower over. Obscure glazed four pane window to front elevation, heated towel rail, strip light/shaver socket, tiling to wet areas and water resistant flooring. Extractor fan, ceiling light.

THE EXTERIOR

REAR PATIO AND GARDEN

Accessed immediately via the living room, a broad mellow stone patio with fencing to three sides and mature hedging as a backdrop. Providing plentiful space for garden furniture leading onto a lawned garden, all well enclosed via panel fencing of a generous size, with side gate providing access to a pedestrian walkway, hardstanding for garden structures such as a shed, and notably, a deep side section, enclosed yet useful for further storage etc.

ALLOCATED PARKING

From Trevonnen Road, open parking leads to two/three dedicated spaces, brick paved and clearly numbered, solely for the use of this particular property.

GENERAL INFORMATION

SERVICES

Mains electricity, water, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

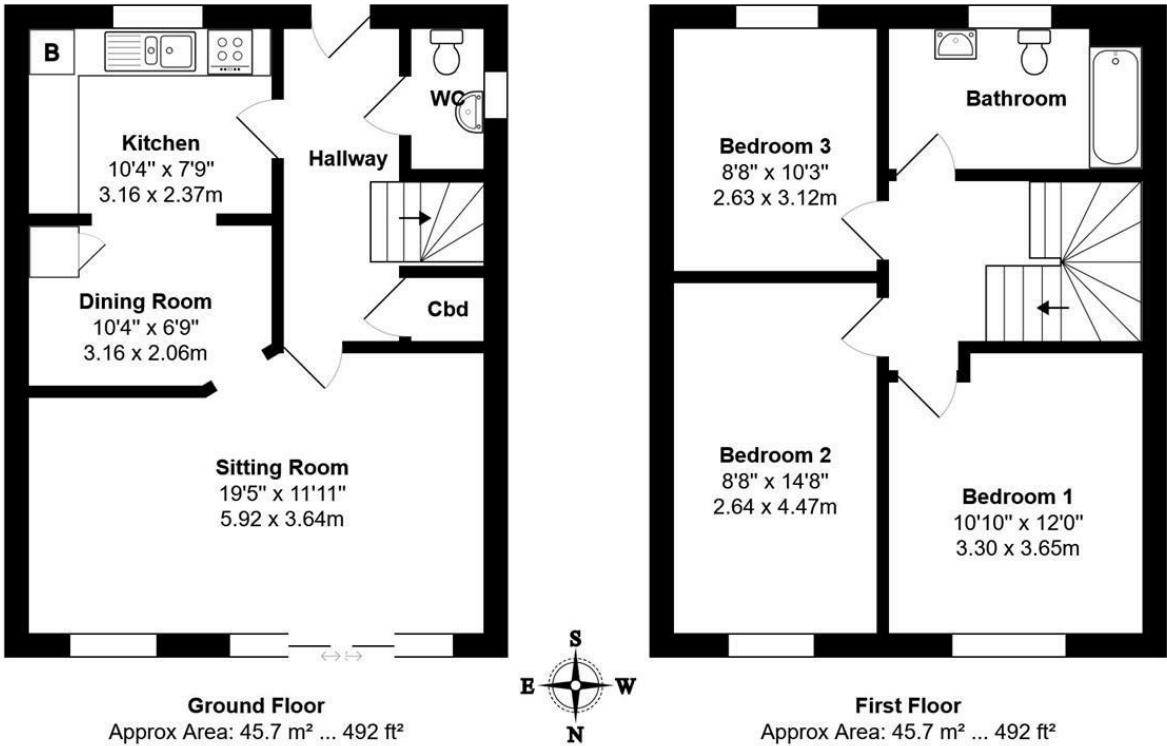
Freehold.

VIEWING

Strictly by appointment only with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Trevonnen Road, Ponsanooth, TR3 7AZ

Total Approx Area: 91.4 m² ... 984 ft²

All measurements are approximate and for display purposes only