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# BILL BANNISTER

Sales & Lettings



## Beech Cottage Riverside

Perranarworthal, Truro, TR3 7NY

**Guide Price £299,950**



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We are delighted to bring to market this modern three bedroomed semi detached house which has a frontage of rugged Cornish slate, creating a traditional appearance. The property is sited in a most convenient location in terms of accessing both Truro and Falmouth. An ideal family home, a resin bound pathway leads to the front door which opens into the hallway with stairs to the first floor and the convenience of a downstairs wc. At the front of the property is a good sized lounge/living room. From the hallway to the rear is a very modern and stylish kitchen which runs the full width of the property. It has metro style tiled splash backs and is fitted with a range of integrated appliances including a tall fridge/freezer, an eye level microwave, a hob with oven and grill below and an extractor hood above plus a dishwasher. There is also space for a washing machine and condenser tumble dryer if required. Stairs with a 90 degree left turn lead to the first floor and a reverse P-shaped landing. Here you will find a master bedroom that has the benefit of an en-suite shower with metro style tiling. The bedroom can also access the rear raised patio via a door that opens on to a metal staircase. The two further bedrooms are to the front of the property and these are complemented by a metro tiled family bathroom which includes a bath with a thermostatic shower over. The property also has the benefit of the remainder of a 10 structural warranty from 2020. Externally, the property is very low maintenance and is three quarter wraparound in effect. There is a shared driveway with the neighbouring property that accommodates one vehicle. A resin bound shared pathway leads to a gate to access the garden of this property. The pathway is continuous and leads to a ramp access to the front door. There is a raised patio of decorative slabs and front and side fenced borders. Steps lead to the higher raised rear patio which goes around the back of the property. From here, access can be gained to the master bedroom via a short metal staircase. Please note that there is a further allocated parking space for one vehicle in a car park on the opposite side of the road from the property. Location wise, the centre of Truro, with its variety of both chain and independent stores, bars, restaurants, major theatre and cinema along with public

transport links, both rail and bus, can be reached in around fifteen minutes by car. Falmouth is of a similar distance driving wise and again, has a comprehensive range of retailers, both independent and chain and many pubs, bars, restaurants and cafes.

Upvc front door with obscure double glazed centre panel and a upvc clear double glazed side window opens to:

#### **HALLWAY**

Stairs to first floor, radiator and a mains smoke alarm.

#### **WC**

Low level WC. Wash hand basin built into a vanity unit with a tiled splash back. Monsoon extractor fan.

#### **LOUNGE**

**12'6" x 11'10" (3.83m x 3.61m)**

Radiator below a upvc double glazed window overlooking the front patio, garden and aspect.

#### **KITCHEN/DINER**

**20'8" x 8'11" (6.30m x 2.74m)**

Radiator. Integrated tall fridge/freezer, range of eye level storage cupboards and base level storage cupboards and drawers with straight edge work surfaces. Integrated eye level microwave, metro tiled splash backs. Integrated Lamona electric hob with an integrated Lamona oven and grill below with an extractor hood over. One and a half bowl stainless steel sink and drainer below a upvc double glazed window to the rear aspect. Integrated Lamona dishwasher, plumbing and space for a washing machine. Upvc French doors to the rear patio, mains heat alarm and an eye level cupboard housing an Ideal Esprit Eco boiler.

#### **FIRST FLOOR**

#### **LANDING**

Full height storage cupboard. Mains smoke alarm. Loft hatch.

### BEDROOM 1

9'7" x 9'8" (2.94m x 2.97m)

UPVC half clear double glazed door with half upvc double glazed bottom opening side windows leads out to steps down to a rear raised patio. Radiator.

### EN-SUITE SHOWER ROOM

Low level WC. Wash hand basin with tiled splash back. Metro tiled shower cubicle with thermostatic shower.

### BEDROOM 2

7'3" x 11'0" (2.23m x 3.37m)

Radiator below a upvc double glazed window overlooking the front garden and aspect.

### BEDROOM 3

9'6" x 7'8" (2.90m x 2.36m)

Radiator below a upvc double glazed window overlooking the front garden and aspect.

### BATHROOM

7'6" x 6'3" (2.29m x 1.91m)

Low level wc and a pedestal wash hand basin with metro tiling, a shelf and mirror over. Bath with a thermostatic shower, glass shower screen and metro tiled surrounds. Tiled floor and ladder towel rail. Upvc obscure double glazed window to the rear aspect.

### OUTSIDE

The gardens are three quarter wraparound style with resin

bound pathways and patio slabbed areas being low maintenance throughout. A shared driveway leads to a shared pathway up to a gate accessing the property. A low maintenance resin bound pathway with a mature tree feature. A ramp leads up to the front door and there is a fenced border to the front and side. Steps lead up to a raised patio with an external power point. Metal steps lead up to French doors to the master bedroom. To the rear there is a raised border with traditional walling with mature hedging and shrubbery.

### DIRECTIONS

From Treluswell roundabout take the main road towards Truro into the village of Perranaworthal. The property will be found on the left hand side before reaching the Norway Inn.

### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

### SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 52 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & variable indoor, Three - Good outdoor & indoor, O2 - Good outdoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).



## Road Map



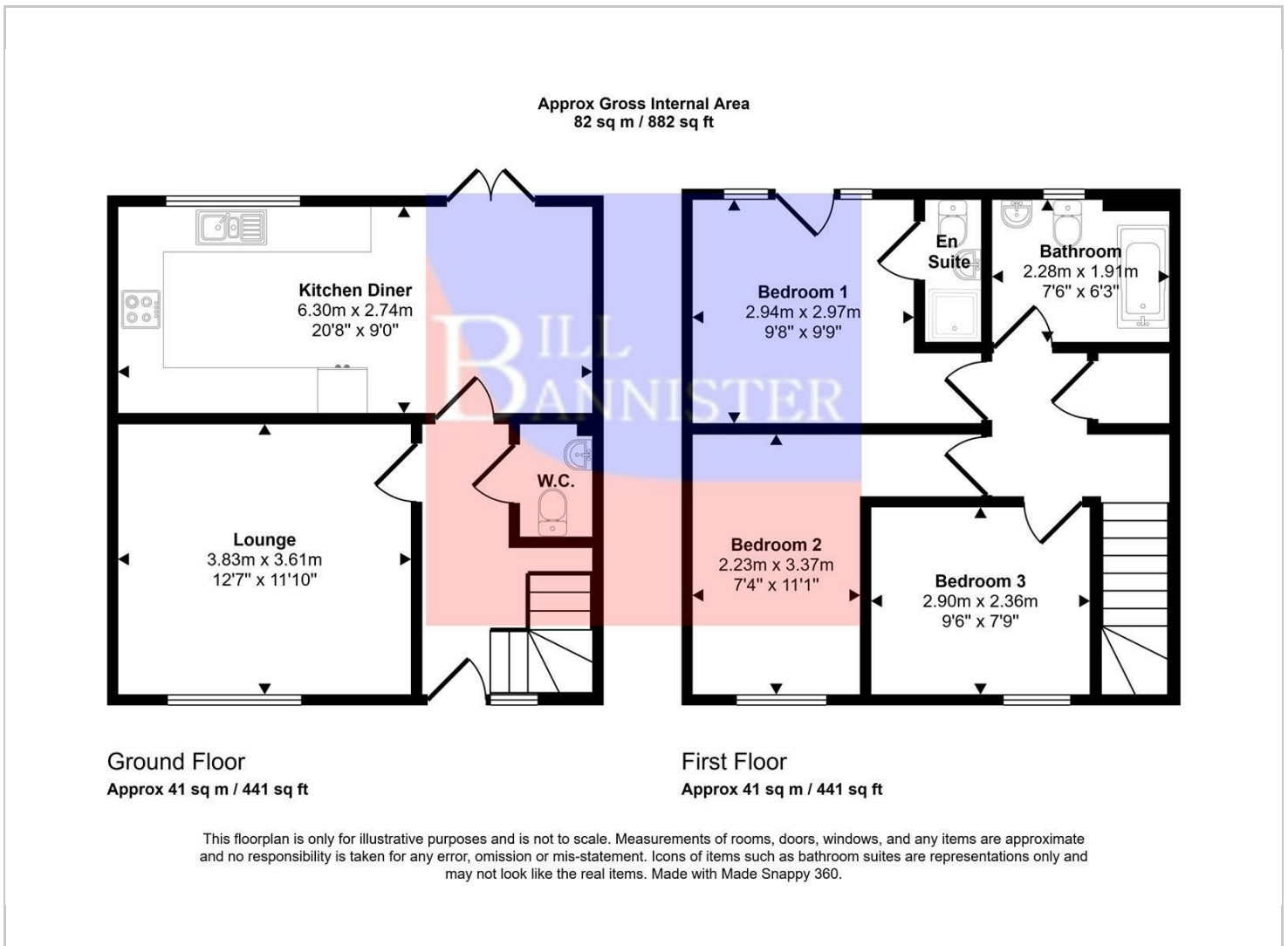
## Hybrid Map



## Terrain Map



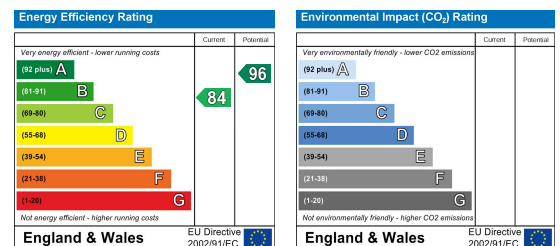
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.