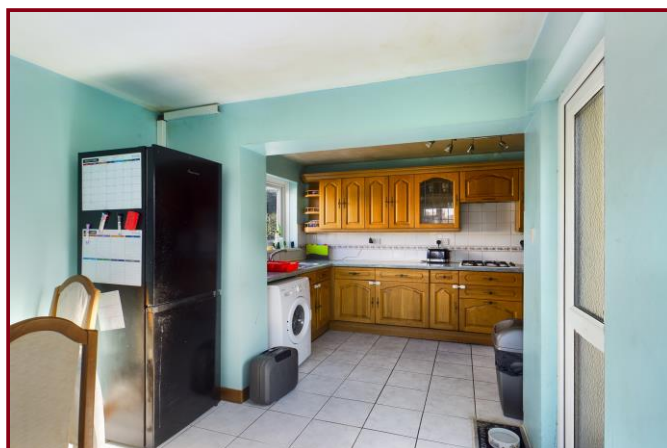




MAP estate agents
Putting your home on the map

**Perranwell Station,
Truro**

**Offers Over £350,000
Freehold**





Perranwell Station, Truro

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Freehold

Property Introduction

Rarely do these properties come for sale in this sought after village location. This home has been in the same family for several years and offers spacious accommodation with scope for improvement.

The property has a dual aspect lounge with windows to the front and rear, a second sitting room/snug, a kitchen/diner with door opening to the rear garden. On the first floor are three bedrooms and a family bathroom.

The rear garden is of a generous size with a patio immediately to the rear leading onto a lawn and to the front of the property is gravelled driveway parking with space for several cars.

The property also benefits from gas central heating and double glazing.

Viewing our interactive virtual tour is strongly recommended prior to a closer inspection.

Location

For those who don't know, Perranwell Station is considered by many to be one of south Cornwall's best villages being equidistant between Falmouth and Truro. The village has a highly regarded primary school, Post Office/local store, public house renowned for its good food and regular bus service to Falmouth and Truro. There are a host of activities available in the village, whether in the village hall itself or the local Methodist church which is listed for its special architectural/historical interest and is located approximately a quarter of a mile away. The village also has its own active cricket club with one of the most picturesque grounds in the county and a senior football team who play on the village playing fields.

The Railway Station is one of Cornwall's smallest and most interesting and is the only request stop between Falmouth and Truro! From Truro there is a main line rail link to London Paddington and beyond. The coastal town of Falmouth and city of Truro offer a wider range of schooling and commercial facilities.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

OPEN ENTRANCE PORCH

Double glazed entrance door opening to:-

HALLWAY

Stairs leading to the first floor. 'Hive' heating control. Doors off to:-

SITTING ROOM/SNUG 13' 2" x 9' 11" (4.01m x 3.02m) maximum measurements

A dual aspect room with double glazed windows to the front and side elevations. Ornamental fireplace with hearth and mantelpiece over. Radiator and TV point.

LOUNGE 17' 3" x 10' 3" (5.25m x 3.12m) maximum measurements

A dual aspect room with double glazed window to front and rear elevations. Inset fireplace with tiled hearth. Stone corner TV shelf, TV point and window seat. Radiator.

KITCHEN/DINER 13' 2" x 6' 10" (4.01m x 2.08m)

KITCHEN AREA

Double glazed window to side elevation. Range of wall and floor mounted cupboards with worktop over incorporating a one and a half bowl sink and drainer with tiled surround. Eye level built-in double oven and gas hob with extractor over. Spaces for fridge and washing machine and integrated dishwasher. Display wall cupboards, pantry cupboard and under stairs storage cupboard. Ceramic floor tiles.

DINING AREA 8' 0" x 8' 0" (2.44m x 2.44m)

Double glazed window to rear elevation. Double glazed door to side elevation opening to the generous rear garden. Radiator.

FIRST FLOOR LANDING

Double glazed window overlooking the rear garden. Loft access. Doors off to:-

BEDROOM ONE 13' 4" x 9' 11" (4.06m x 3.02m)

A dual aspect room with windows to the front and side elevations. Radiator.

BEDROOM TWO 11' 5" x 10' 4" (3.48m x 3.15m) maximum measurements

Double glazed window to the front. Radiator. Cupboard housing gas combination boiler (installed January 2023) with storage.

BEDROOM THREE 9' 8" x 6' 11" (2.94m x 2.11m)

Double glazed window to rear elevation and radiator.

BATHROOM

Obscured double glazed window. Low level WC, pedestal wash hand basin and bath with folding side screen housing an electric shower. Splash boarding to walls. Heated towel rail. Linoleum flooring. Extractor fan.

OUTSIDE FRONT

To the front is a gravelled driveway providing parking for several cars.

REAR GARDEN

The rear garden is generous in size with fence and wall surround. Immediately to the rear of the property is a patio leading to the lawn with a variety of shrubs and an outside tap. Pedestrian pathway with gate which leads around to the front.

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

From Truro head towards Falmouth on the A39 and at Perranarworthal, just after passing the Norway inn turn right and proceed up Cove Hill, continue on up and then over down into St Pirans Hill. At the crossroads turn a sharp left and Westmoor Crescent is on the right hand side, however, the property is just past the turning set back from the road. If using What3words:-

news.curtail.canoe

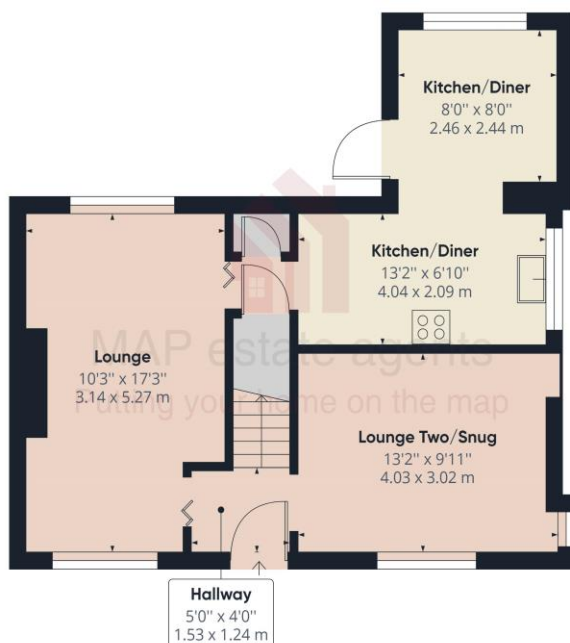


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	80 C
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Sought after village location
- Semi-detached spacious house
- Three bedrooms
- Two reception rooms
- Gas central heating
- Double Glazing
- Generous rear garden
- Driveway parking for several cars
- Close to village amenities and junior school
- Scope to improve



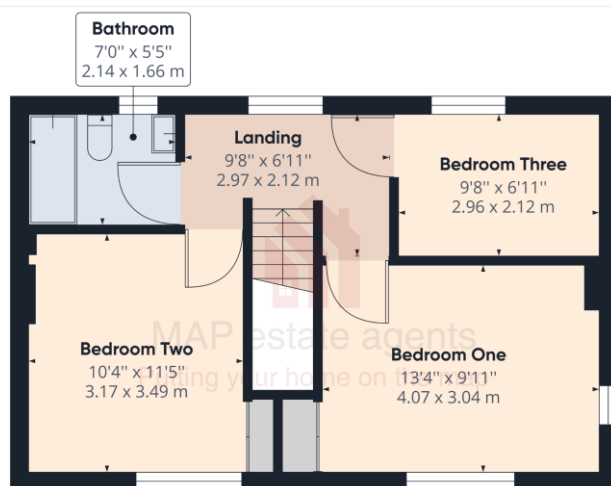
Ground Floor

Approximate total area⁽¹⁾
528.47 ft²
49.10 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾
424.23 ft²
39.41 m²

(1) Excluding balconies and terraces

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