

FOR SALE



Lanyon Road, Playing Place
Guide Price £385,000


MARTIN&CO

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- DETACHED BUNGALOW
- KITCHEN WITH RAYBURN
- WOOD BURNING STOVE
- SUN ROOM
- GENEROUS GARDEN

Located in the popular village of Playing Place, just outside of Truro, is this very well presented two double bedroom, detached bungalow with garage, parking, sun-room and a generous rear garden. The property has lots of natural light and is a short walk to the local convenience store.



This lovely bungalow is located in a quiet position, set back from the street with a small front garden and driveway parking.

The entrance hall is spacious and light with wooden floor and oak veneer doors internally.

There is a very comfortable sized lounge which has a large picture window to the front aspect, providing lots of lovely natural light. The room also has the benefit of a wood burning stove and a wooden floor.

The kitchen is to the rear of the property and is fitted with a range of oak base storage cupboards, including an integrated dishwasher and plumbing for a washing machine. There are butchers'- block worktops and a ceramic sink and a half with built-in drainer and mixer-tap. A feature 'Rayburn' cooker is at the centre and there is a very useful walk-in pantry which also houses the gas boiler. The floor is tiled and a picture window looks through the adjoining sun-room into the rear garden. A stable-door leads from the kitchen to the sun-room which is currently used as a dining room and has a wonderful aspect looking into the rear garden.

There are two very good and equally sized double bedrooms, one with a front aspect and one with a rear aspect. Both have wood floors, large picture windows providing lots of natural light, gas radiators and plenty of space for wardrobes and other storage.



The bathroom has a white three-piece suite with a pedestal wash-basin and shower over bath with shower screen. There is a wall mirror with over-light and shaver point. The walls are part tiled and the floor is also tiled. There is an opaque uPVC window to the rear.

To the rear of the property is a generous garden. There is a patio seating area next to the property and a gently sloping lawn with apple trees and attractive borders. There is side access to the front of the property and pedestrian access to the garage.

The property is well-maintained and has uPVC double glazing throughout, except for the sun-room.

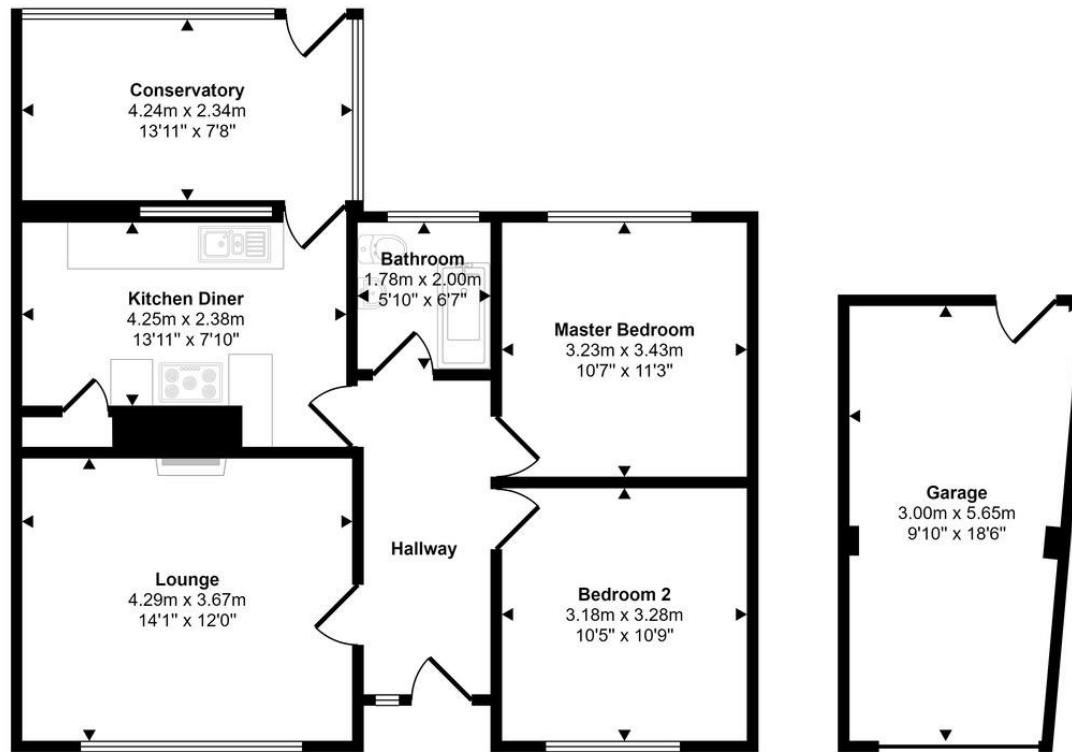
FEATURES INCLUDE:

Rayburn cooker
Wood burning stove in lounge
Gas central heating and hot water
Mainly uPVC double glazed window
Oak veneer internal doors
Wood flooring and tiled floors throughout
EPC – D
Council Tax Band C
Garage and driveway parking
Generous rear garden

LOCATION:

Playing Place is a sought-after village which lies on the outskirts of the city of Truro and is easily accessible via the A39 to Truro, Falmouth, the Lizard and beyond. The name derives from Cornish 'plain an gwarry' (meaning "playing place"), an open-air performance area used historically for entertainment and instruction. The village is known for its beautiful countryside and scenic views and is also home to a number of historic buildings and landmarks, including the Playing Place Methodist Church and the Playing Place War Memorial. One of the main attractions in Playing Place is the Playing Place Cricket Club, founded in 1888 and is one of the oldest cricket clubs in Cornwall. The Playing Place Cricket Ground is located in the heart of the village and is surrounded by beautiful countryside and provides a picturesque setting for cricket matches.

Approx Gross Internal Area
90 sq m / 967 sq ft



Floorplan
Approx 74 sq m / 799 sq ft

Garage
Approx 16 sq m / 167 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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