



Pulla Cross, Truro

**A charming semi-detached country cottage
In need of general refreshment
Being sold with 'no onward chain'
Gas central heating by radiators
UPVC double glazed sash windows
Sitting room with inglenook fireplace and wood burner
Separate dining room with fireplace and range
Fitted kitchen with Rangemaster cooker
Two double bedrooms, bathroom/wc
Delightful gardens, driveway parking and garage space**



Guide £325,000 Freehold

AWAITING EPC

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REF: SK7155



A great opportunity to own this charming, two bedroom, semi-detached cottage which is set in a peaceful, rural location at Pulla Cross, enjoying views over the front gardens to the countryside beyond.

The cottage comes to the market with 'no onward chain' and although needing some general refreshment and t.l.c., it gives the new owner the chance to conduct a swift purchase and time to create a special home through the spring and summer months.

Over the years, the cottage has been renovated and boasts features including gas fired central heating by radiators, UPVC double glazed sash windows (where stated), a focal point inglenook fireplace with wood burning stove and beams in the sitting room, a combination of panelled and pine latch and brace internal doors and ceramic tiled flooring throughout much of the ground floor.

The accommodation in sequence includes a fitted kitchen with range style cooker and wrap around solid wood work surfaces, a dining room with recessed range (not tested), utility room and store, a cosy sitting room, two double bedrooms and a bathroom/wc combined. Outside the property sits generous gardens in need of some cultivation, a wide driveway with parking for several vehicles and a space for a single garage.

Tresamble Villa is set within the parish of Gwennap and is ideally placed for easy access to the surrounding towns of Redruth (5 miles), the harbour town of Falmouth (7 miles), Penryn with its university campus (6 miles), the cathedral city of Truro which is some 8 miles distant. We are blessed with beautiful countryside with plenty of lovely walks plus the golden sands of the North Coast beaches and the Fal Estuary are within easy reach. The villages of Lanner, Perranwell Station and Ponsanooth offer good everyday amenities and schooling.

THE ACCOMMODATION COMPRISES:

A pathway leads from the driveway across the front garden and alongside the cottage to:

STABLE FRONT DOOR leading to:

KITCHEN 3.05m (10'0") x 3.05m (10'0") measured to walls and into recess.

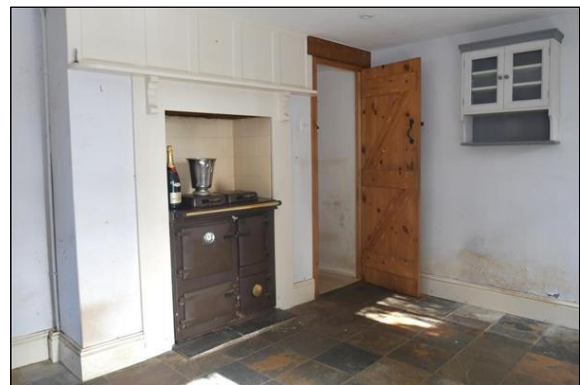
Equipped with a range of matching wall and base units, wrap around solid wood work surfaces and ceramic tiling over, inset Belfast sink and stainless steel reproduction tap over, a Rangemaster cooker, vertical carousel unit, plumbing for washing machine, coloured slate tiled flooring, dual aspect with UPVC double glazed sash window overlooking the front

garden and to the side, electric meter box, doorway to:



DINING ROOM 4.01m (13'2") x 2.95m (9'8") plus recess.

With two deep recessed UPVC double glazed sash windows, one with a deep sill overlooking the garden, a recessed range (not tested), continued coloured slate tiled flooring, radiator, glass display cabinet, pine latch and brace door to utility room, second latch and brace door to sitting room.



UTILITY ROOM 2.59m (8'6") x 2.44m (8'0")

With continued coloured slate tiled flooring, Belfast sink with brass mixer tap set in a solid wood work surface and single cupboard below, plumbing for washing machine, wall mounted Worcester gas central heating boiler (not tested), deep recessed UPVC double glazed window overlooking the side garden, glazed stable door to outside, fitted painted wooden pew seat, spotlights, pine latch and brace door to:

OFFICE/STORE 1.68m (5'6") x 1.60m (5'3") plus recess.
With work station, shelving and continued coloured slate flooring.

SITTING ROOM 4.09m (13'5") x 3.56m (11'8") including the stairs.

A delightful cosy sitting room with a feature inglenook fireplace, granite lintel over and a wood burning sat on a raised slate hearth (not tested), open beamed ceiling, two recessed UPVC double glazed sash windows overlooking the side, two radiators, wall light, staircase to:



FIRST FLOOR LANDING With access to loft space.

BEDROOM ONE 3.99m (13'1") x 2.82m (9'3") measured to walls and plus door recess.

With two UPVC double glazed sash windows enjoying delightful views over the garden to countryside in the distance, concealed radiator, airing cupboard with lagged copper cylinder, immersion and slatted shelving, panelled internal door, canopied ceiling.

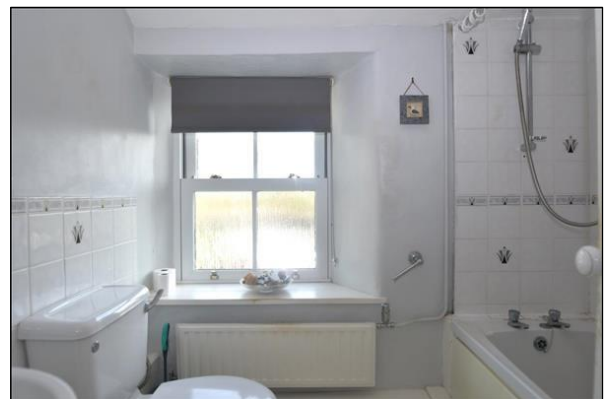
BEDROOM TWO 3.56m (11'8") x 2.46m (8'1") including stairwell.

Having UPVC double glazed sash window and window seat overlooking the side, radiator, fitted carpet, panelled internal door.

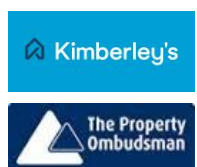


BATHROOM 2.13m (7'0") x 1.73m (5'8")

With white suite comprising; handled and panelled bath, Mira Sport thermostatically controlled electric shower and fully tiled surround, low flush wc, radiator, pedestal wash basin with tiled splashback, fitted bathroom cabinet, deep recessed frosted UPVC double glazed sash window and roller blind to the side aspect, vinyl flooring, panelled internal door.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



OUTSIDE

PARKING

At the start of the plot there is a wide, gravel driveway with parking for several vehicles side-by-side if parked sensibly. To the left hand side there is a concrete base for a garage (original has been removed).



GARDENS

The delightful mature gardens here at the cottage would be of great interest to anyone with green fingers because there is a real opportunity here to restore these lovely gardens to their former glory. You will see extensive lawns and paved pathway, a selection of plants, shrubs and trees including fabulous Magnolia tree to the right hand side of the garden. Alongside the cottage sits a paved sun terrace, perfect for barbecues and entertaining your family and friends and in the far corner, two metal sheds in situ. The gardens enjoy plenty of sunshine throughout the day and a high degree of privacy.



SERVICES

Mains gas, electricity, water, private drainage.

COUNCIL TAX Band D.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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