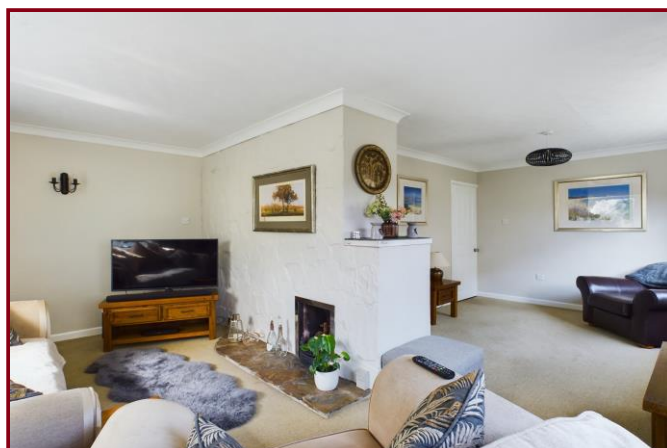




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Putting your home on the map

**Playing Place,  
Truro**

**£425,000  
Freehold**





## Playing Place, Truro

**£425,000**  
**Freehold**

### Property Introduction

Pinelands is a detached family home located in the popular village of Playing Place, ideally situated for access to the city of Truro and the maritime town of Falmouth.

The accommodation benefits from a recently installed gas boiler and comprises of an entrance hallway, fitted kitchen, dining room, sun room, lounge, spacious inner hallway, shower room, bedroom whilst to the first floor are three further bedrooms, a family bathroom and cloakroom.

To the front there are ample parking facilities as well as a garage, the garden lie to the side and rear of the property being laid to lawn with a good range of mature trees and a private patio.

### Location

Playing Place is a popular village with local amenities catering very well for day to day needs along with a park and the nearby Punchbowl and Ladle Public House at Penelewey. For those familiar with the area, the National Trust Trelissick Gardens offers delightful walks along the river taking you down to the beach making this a popular destination for walkers and at the same time enjoying the delights of the gardens of Trelissick House.

Truro itself is on a bus route with its cobbled streets and Georgian architecture there is an array of well known high street multiples and independent shops. Both north and south coasts are within a reasonable travelling distance with their contrasting coastlines, the north popular with surfers whilst the south offers excellent sailing waters and sheltered beaches with Falmouth being nine miles distant.

### ACCOMMODATION COMPRISES

Double glazed door opening to:-

### ENTRANCE HALLWAY

Tiled floor. Louvre door coat cupboard. Radiator. Access to:-

### KITCHEN 17' 2" x 9' 4" (5.23m x 2.84m)

Double glazed window to front elevation. A range of wall and base cupboards with worktop over incorporating a quarter stainless steel sink unit with mixer tap, breakfast bar. Plumbing for

automatic washing machine, built-in cooker, hob, tiled floor, part tiled walls and radiator, Integral door giving access into the garage. Archway and step up leading to:-

**DINING ROOM 13' 1" x 9' 8" (3.98m x 2.94m)**

Double glazed window to side elevation, wood floor, radiator and sliding doors giving access to:-

**SUN ROOM 11' 6" x 5' 9" (3.50m x 1.75m)**

Double glazed windows and doorway to exterior.

**INNER HALLWAY**

A generous sized hall with double glazed window to front, radiator, staircase to first floor, wood floor, louvre door coat cupboard and electric meter cupboard.

**SIDE ENTRANCE**

Double glazed door to exterior.

**SHOWER ROOM**

Double glazed window to front elevation. Shower cubicle, pedestal wash hand basin and close coupled WC. Chrome heated towel rail and tiled floor.

**BEDROOM ONE 9' 10" x 6' 5" (2.99m x 1.95m)**

Double glazed window to rear elevation and radiator. Built-in shelving.

**LOUNGE/DINER 15' 10" x 8' 10" (4.82m x 2.69m)**

Double glazed window to rear and side elevations with double glazed doors to exterior. Open fireplace, three wall light points.

**PLUS 10' 0" x 9' 10" (3.05m x 2.99m)**

Double glazed window to rear and side elevations with double glazed doors to exterior. Open fireplace, three wall light points.

**LANDING**

Double glazed window to front elevation and access to:-

**BEDROOM TWO 16' 10" x 8' 10" (5.13m x 2.69m) some reduced headroom**

Double glazed window to side and front elevation and radiator. Canopy ceiling.

**BEDROOM THREE 9' 1" x 7' 11" (2.77m x 2.41m) some reduced headroom**

Double glazed window to side elevation, radiator and canopy ceiling.

**BEDROOM FOUR 10' 3" x 8' 7" (3.12m x 2.61m) max. measurements**

Double glazed window to rear elevation, double storage cupboard with recently fitted boiler.

**WC**

Double glazed window to front elevation. Close coupled WC.

**BATHROOM**

Double glazed window to side elevation. Vanity wash hand basin with louvre door under and hand grip bath. Part tiled walls and access to loft.

**EXTERIOR**

Immediately to the front of the property are ample parking facilities for several vehicles with access to the generous garage. This leads to a sunken patio with a great deal of privacy with raised flower borders. The side gardens are laid to lawn with mature shrubs and trees, a Cornish stone wall, again offering a good degree of privacy and access to the rear garden with an area of garden with a small lawn and chippings and further shrubs.

**GARAGE 20' 0" x 13' 6" (6.09m x 4.11m)**

Power connected and stable door to exterior.

**SERVICES**

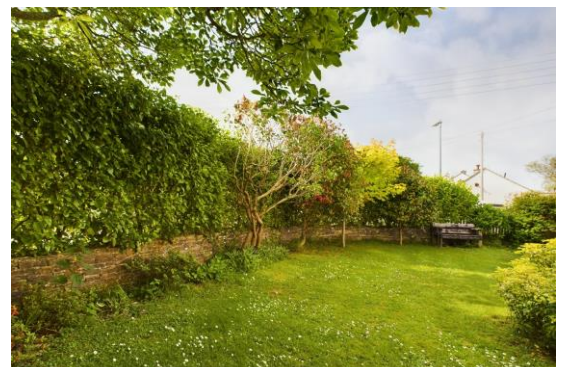
Services connected are mains water, mains drainage, mains electricity and mains gas.

**AGENT'S NOTE**

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

**DIRECTIONS**

Proceeding from Truro towards Playing Place at the roundabout turn left taking you past the local village shop on the right hand side into Holywell Road, continue for a short distance where the property is located on the right hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- snow.texted.scariest



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			76
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Detached family home between Truro and Feock
- Four bedrooms
- Generous lounge with separate dining room
- Fitted kitchen
- Family bathroom plus ground floor shower room
- Large inner hallway
- Gas central heating and double glazing
- Enclosed and private rear garden
- Generous integral garage plus driveway parking
- Ideal position for access to both Truro and Falmouth



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01326 702400 (Helston & Lizard Peninsula)

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