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**Ponsanooth,  
Truro**

**£345,000  
Freehold**





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## Property Introduction

This attractive partially slate-hung three bedroom detached house is located perfectly for anyone who craves village life, being close to the village amenities and approximately three hundred and fifty yards from the nursery/pre-school and junior school, rated 'Good' with Ofsted.

The accommodation comprises modern kitchen/diner, lounge opening out onto the garden, which being elevated offers some privacy, a downstairs cloakroom, three bedrooms (one with en-suite) to the first floor and a family bathroom.

The property benefits from double glazing, gas heating and to the outside is driveway parking plus a two car parking bay.

## Location

Ponsanooth is a sought-after village with a good range of facilities, these include the village Primary School, Public House, Post Office/general stores, playing field and the beautiful Kennal Vale - formerly a gun powder works, now maintained by the Cornwall Wildlife Trust as a nature reserve which is a wonderful place to walk. All of these are within easy access of this home.

One of the attractions of Ponsanooth is its convenient location. The village is almost centralised for the the towns of Falmouth and Redruth, being both five miles distant and Penryn the nearest town, is just three miles distant. The three towns offer a further range of shopping, commercial and schooling facilities and the City of Truro, the administrative and commercial centre of Cornwall, is seven miles distant having a mainline Railway Station connecting to London Paddington.

### ACCOMMODATION COMPRISES

Double glazed door opening to: -

### HALLWAY

Vinyl flooring and radiator. Stairs to first floor. Doors off to: -

### CLOAKROOM

Low level WC, sink and pedestal wash hand basin with splash back. Extractor fan and radiator.

### **KITCHEN/DINER 17' 3" x 8' 11" (5.25m x 2.72m) overall maximum measurements**

Wood double glazed window to front and rear. Range of Shaker-style kitchen wall and floor-mounted cupboards with worktop over incorporating a one and a half bowl sink unit with drainer and tiled surround. Space for fridge/freezer, integrated electric oven, gas hob with extractor hood above, integrated dishwasher and space for washing machine. Cupboard housing gas boiler. Tiled flooring in the kitchen area and with carpeted flooring in the dining area. Radiator.

### **LOUNGE 17' 3" x 9' 4" (5.25m x 2.84m)**

Double glazed sash window to the front elevation and sliding patio doors opening to the garden. Radiator. Under stairs cupboard.

### **FIRST FLOOR LANDING**

A spacious landing with loft hatch and doors off to: -

### **BEDROOM ONE 11' 7" x 9' 10" (3.53m x 2.99m)**

Large three-pane double glazed sash window with views overlooking the valley. Built-in wardrobes to one wall and radiator. Door to: -

### **EN-SUITE SHOWER ROOM**

Obscured glass double glazed window. Large walk-in shower cubicle with mains water shower, pedestal wash hand basin and low level WC. Travertine tiling to walls and tiled flooring. Radiator with towel rail above and extractor fan.

### **BEDROOM TWO 9' 6" x 8' 9" (2.89m x 2.66m) plus door recess**

A double bedroom featuring a double glazed window, with built-in wardrobes along one wall and radiator.

### **BEDROOM THREE 9' 3" x 7' 11" (2.82m x 2.41m) plus door recess**

A double bedroom featuring a double glazed sash window to the front and radiator.

### **BATHROOM**

Obscured glass sash window. Low level WC, bath with mains water shower over with side screen and built-in hand basin with mirror, light and shaver socket above. Shelved airing cupboard housing immersion tank. Radiator.

### **OUTSIDE FRONT**

The front garden is enclosed with a low wall and substantial metal fence. There is a lawn featuring a range of mature shrubs and driveway parking. Directly opposite the house is a large parking bay which is owned by the house and provides further parking for two cars.

### **REAR GARDEN**

The rear garden is accessed via the lounge and features a patio, lawn and gravel areas. Space for a shed. Outside electric socket.

### **AGENT'S NOTE**

The Council Tax Band for this property is Band 'C'.

### **DIRECTIONS**

Coming through Ponsanooth from Falmouth, turn left at the bottom of the hill towards the village shop. Continue along and Trevonnen Road is the next left, drive along past the play area on right-hand side and just around bend, Number 32 is on right-hand side after the bend and the extra parking bay is on left-hand side. If using What3words: corkscrew.efficient.gulped

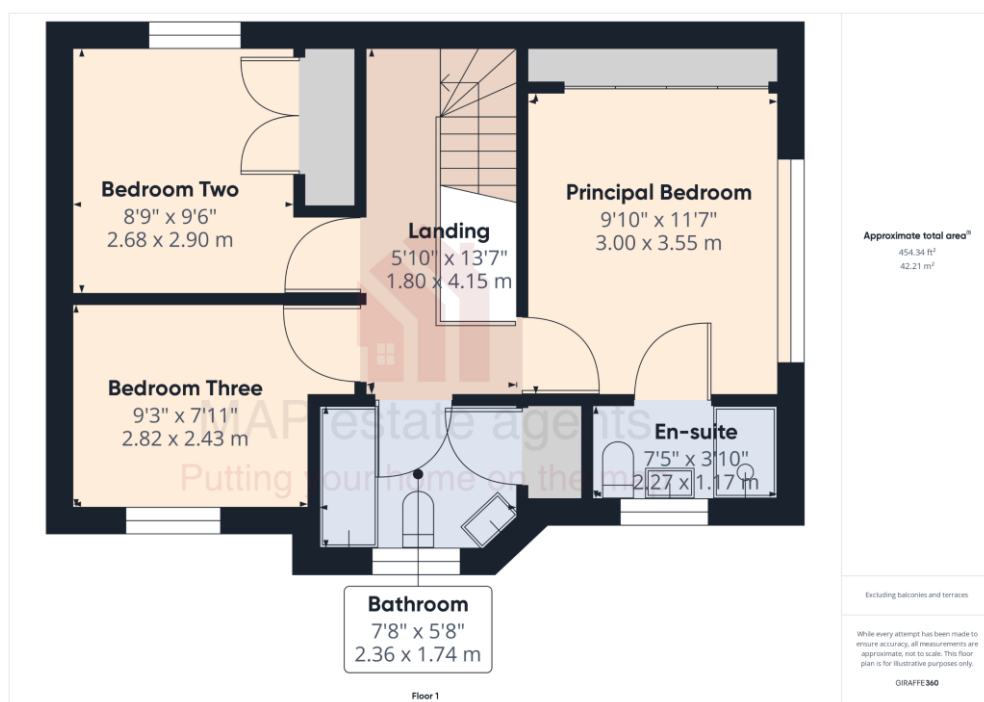
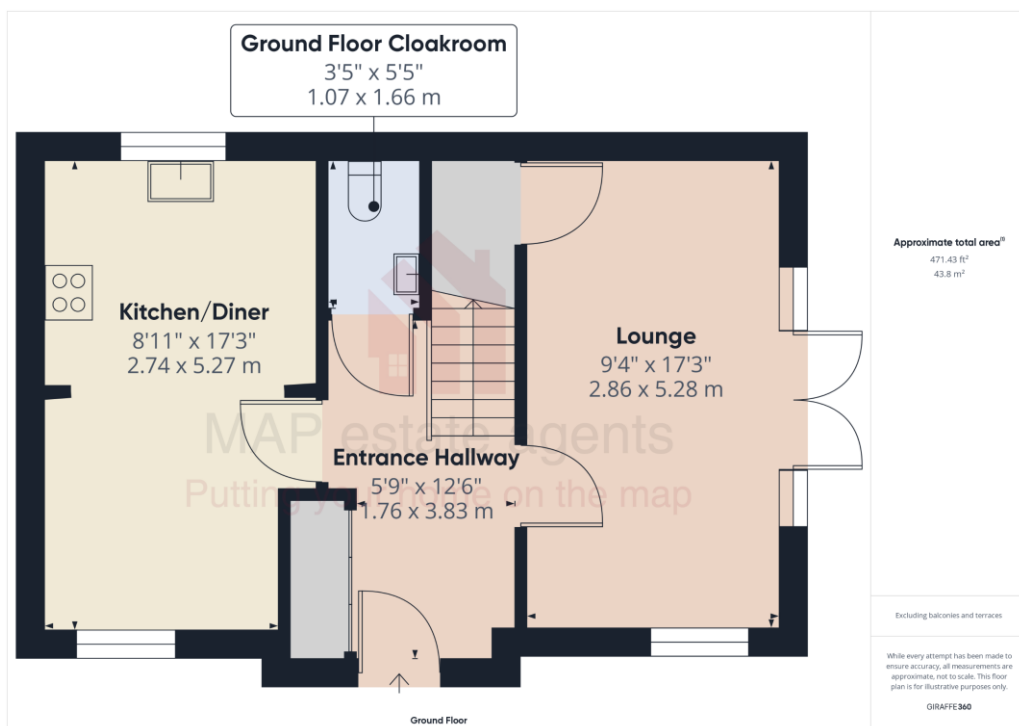


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	75   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Detached house in popular village
- Three double bedrooms
- Principal bedroom with en-suite
- Light and bright kitchen/diner
- Lounge with bi-fold doors to garden
- Family bathroom and ground floor cloakroom
- Outlook over wooded valley
- Driveway parking plus parking bay for two cars
- Double glazing and gas central heating
- Superb village shop/Post Office, Public House, primary school, park and village hall



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