



30, Old Coach Road





# 30, Old Coach Road

Playing Place, Truro, Cornwall TR3 6ES

Truro - 3 miles. Falmouth - 9 miles. Newquay - 15 miles.

A superb, newly refurbished four bedroom detached bungalow in ever sought after Playing Place, sold with no onward chain.

- Extended Detached Bungalow
- Four Bedrooms
- Three En-suites
- Open-plan Living Space
- Sought After Village
- No Onward Chain
- Newly Refurbished
- Viewing Highly Recommended
- Freehold
- Council Tax Band - D

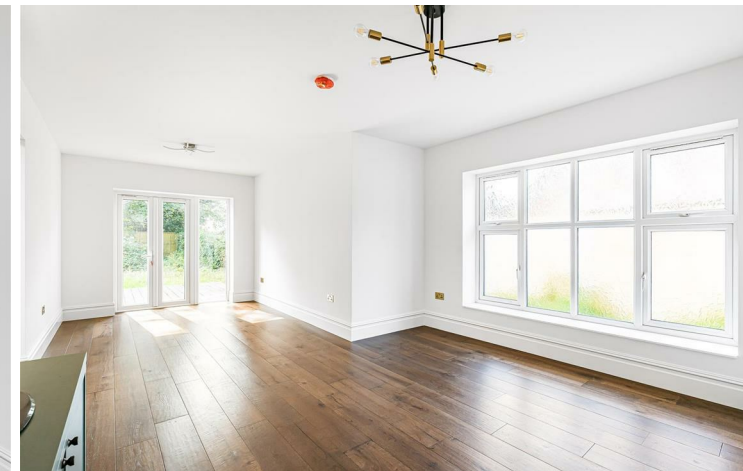
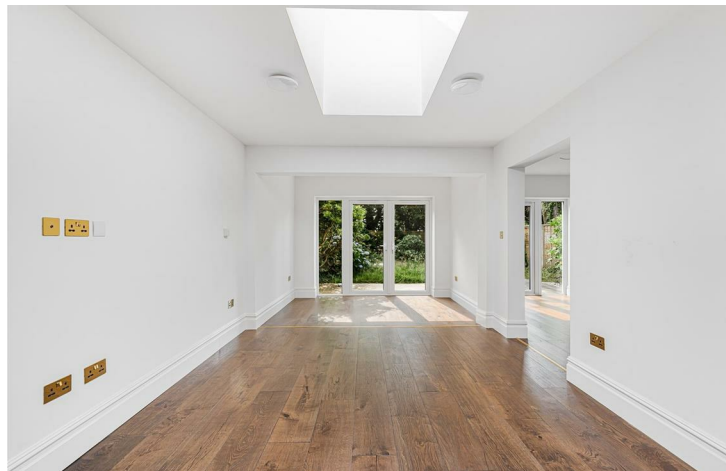
Guide Price £599,950

## LOCATION

The property is located on Old Coach Road, a beautiful tree lined residential road in the popular village of Playing Place just a few miles from the Cathedral city of Truro. Playing Place offers excellent road connections and a dedicated cycle route into the city, the village is ideally situated for commuters while retaining a peaceful community feel.

The highly regarded Kea Primary School is within easy reach, making the properties combination of accommodation and location particularly appealing to families. Additionally at the end of Old Coach Road, the community hall and a well equipped children's play area and the picturesque church at Kea is just a short distance away.

Everyday amenities including a village shop, post office and petrol station are nearby while an extensive network of countryside walks and cycle trails can be enjoyed from the doorstep and for those who enjoy outdoor pursuits, the nearby waterside at Loe Beach, Feock, offers excellent opportunities for sailing, windsurfing and kayaking, with the beautiful Carrick Roads estuary providing a stunning setting for a variety of watersports.





## DESCRIPTION

The property offers spacious and well appointed four bedroom accommodation, thoughtfully designed for comfortable modern living. There are four generous bedrooms, three of which benefit from en-suite shower rooms. The impressive principal suite also enjoys additional hallway storage, which could easily be utilised as a walk-through dressing area. The family bathroom is fitted with a panelled bath, wash hand basin and WC, while the en-suite shower rooms are finished to the same high standard found throughout the property.

A particular highlight of the home is the superb open-plan kitchen, dining and living space. Generous in size, this versatile area has been designed with modern family life in mind, creating a wonderful space for both everyday living and entertaining. The reception areas seamlessly connect with the garden through French doors, allowing natural light to flood the interior and providing an excellent indoor-outdoor lifestyle. The contemporary kitchen is well equipped with a range of integrated appliances and is finished to a high specification in keeping with the rest of the property. A separate utility room provides valuable additional storage and laundry space.

Externally, the property is approached via electric double wrought iron gates which lead to a generous driveway providing ample off-road parking. The remainder of the front garden has been attractively gravelled, creating a smart, low-maintenance frontage. The rear garden enjoys mature foliage with well established shrubs and trees with a composite raised decked area making for an ideal space for alfresco dining and relaxing. the remainder of the rear garden is laid to lawn and well enclosed by secure fencing.

## SERVICES

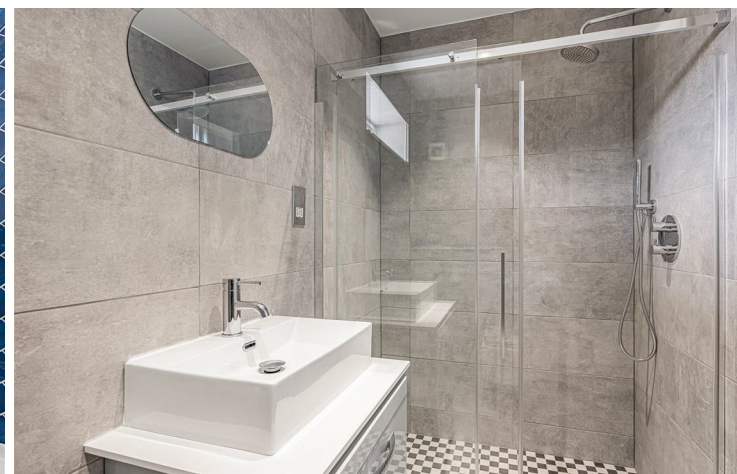
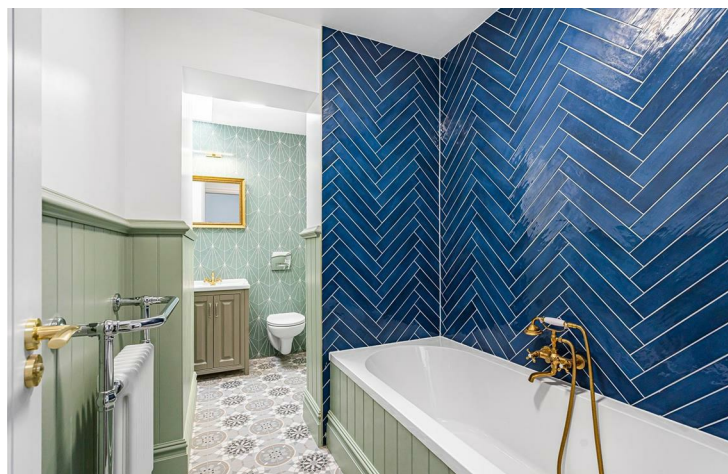
Mains electricity, gas, drainage and metred water are connected. Part gas central heating via radiators, part underfloor heating.  
Broadband: Basic up to 7 Mbps and Superfast up to 33 Mbps are available (Ofcom). Mobile phone: 02, Vodafone, Three and EE are likely (Ofcom).  
Council Tax Band – D. Flood Risk - Very low. The property adjoins a TPO area.  
Satellite and Fibre: BT and Sky available. EV Charger.

## VIEWINGS

Strictly and only by prior appointment with Stags' Truro office.

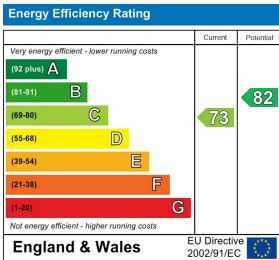
## DIRECTIONS

From our offices on Lemon Street, Truro, proceed uphill onto Falmouth Road and continue straight over the double roundabout, following the A39 towards Falmouth and Penryn. At the roundabout with the Shell petrol station, take the first left into Holywell Road, then immediately turn left again into Old Coad Road. The property is situated on the right-hand side and is identified by our For Sale board.



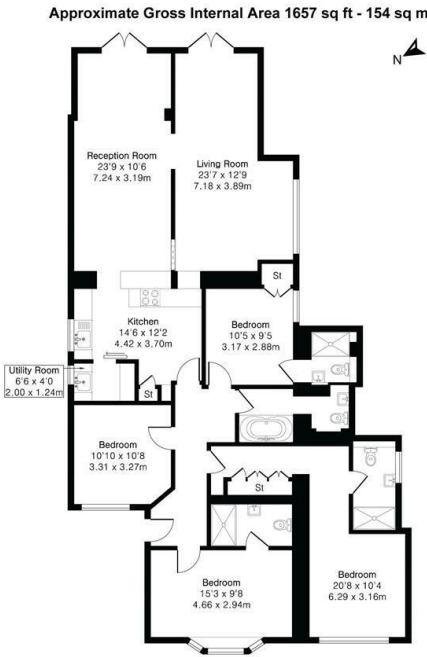


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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