



- No Onward Chain
- Two Bedrooms
- Conservatory
- Garage & Parking

2 Killiow Court, Holywell Road, Playing Place, TR3 6EP

£215,000

Offered onto the market with no onward chain, this two bedroom semi-detached house is located within the popular village of Playing Place and is also within walking distance to the village shop/post office and bus services to Truro City centre and Falmouth Town. The internal accommodation briefly comprises: Entrance porch, fitted kitchen/dining room, living room with doors to the conservatory. To the first floor are the two bedrooms and bathroom. There is parking to the front of the garage for one vehicle and gardens to the side and rear of the property.



Property Description

DESCRIPTION

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LOCATION

Playing Place is a popular village location just 2 miles from Truro with its own local shop, along with the popular Punch Bowl and Ladle public house/restaurant situated at nearby Penelewey. Very well situated for the world renowned sailing waters of the Carrick Roads, the harbour town of Falmouth is approximately 7 miles distant, whilst the cathedral city of Truro offers an extensive range of educational, retail, recreational facilities and mainline rail link to London Paddington and the north.





ENTRANCE PORCH

Night storage heater.

SITTING ROOM

12' 8" x 9' 4" (3.86m x 2.84m) Night storage heater, door to conservatory, stairs to first floor.

CONSERVATORY

12' 6" x 7' 10" (3.81m x 2.39m) Double glazed windows, doors to garden.

FIRST FLOOR LANDING

BEDROOM

12' 8" x 9' 6" (3.86m x 2.9m) Built in wardrobes, Electric heater.

BEDROOM

9' 8" x 6' 7" (2.95m x 2.01m) Electric heater.

BATHROOM

Suite comprising: Panel bath, pedestal wash hand basin, low level w/c, shaver point, heated towel rail, electric heater.

GARAGE

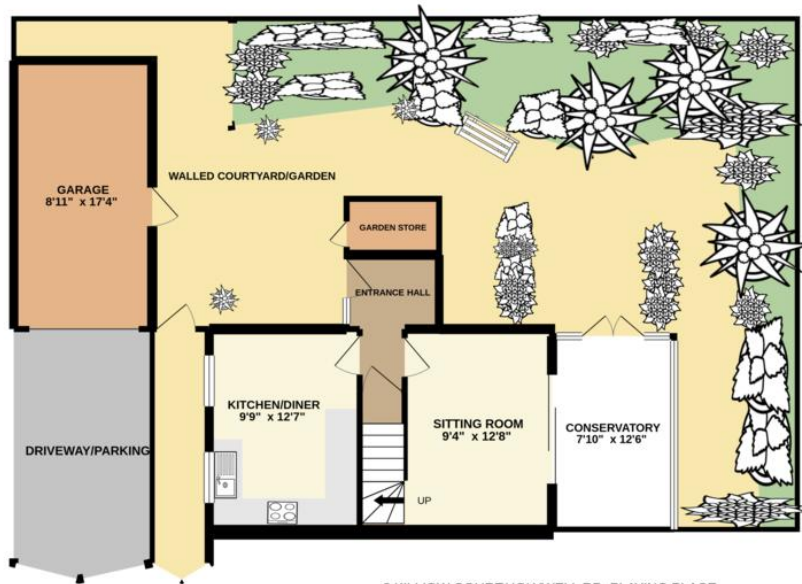
17' 4" x 8' 11" (5.28m x 2.72m) Metal up and over door, personal door to garden.

GARDENS

The gardens are to the side and rear and laid for ease of maintenance with gravelled areas, flower beds and mature shrubs and trees.



GROUND FLOOR
409 sq.ft. approx.



2 KILLIOW COURT, HOLYWELL RD., PLAYING PLACE

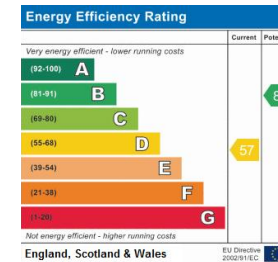
TOTAL FLOOR AREA : 700 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
291 sq.ft. approx.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.