



Serena



**STAGS**



# Serena 3 Trelispen

Gorran Haven, St. Austell, Cornwall, PL26 6HT

Mevagissey 3.5 miles Gorran Haven Beach and Harbour 900 yards St Austell 9 miles Truro 15 miles

A delightfully presented light and airy three bedroom bungalow and most attractive garden

- Enclosed Entrance Porch
- Well Proportioned Living Room
- Kitchen
- Three Bedrooms
- Small Garage And Car Port
- Entrance Hall
- Spacious Conservatory
- Utility Room
- Bathroom
- Delightful Gardens

Guide Price £450,000

## SITUATION

Serena is situated on the edge of the popular and sought after coastal village of Gorran Haven that boasts a delightful sandy beach and stone quay, whilst the bay is surrounded by National Trust land. The coastal footpath offers scenic walks to the south via Maenease Point to Vault beach and beyond, and to the north lies Chapel Point and Mevagissey.

The village itself offers a range of local amenities with a more extensive selection found at Mevagissey arranged around the array of cobbled streets and charming harbour.

The bustling town of St Austell is around 9 miles distant where there is a wider range of facilities including comprehensive shopping, banking, schooling and recreational amenities. Some 16 miles to the west is the cathedral city of Truro which now forms the retailing, administrative and cultural centre of the County.

Both St Austell and Truro have mainline rail stations connecting with London Paddington whilst Newquay Airport on the north coast offers a number of scheduled, domestic and international flights.





## DESCRIPTION

The approach to Serena is to a drive with ample parking leading to a lean-to Car Port and small Garage. To the front is a level low maintenance garden with pathway which leads to the front door and side utility room.

Serena offers to the market well-presented, light and airy accommodation, a viewing is highly recommended to appreciate the accommodation on offer and the delightful rear garden.

There is a good sized enclosed Entrance Porch with tiled floor, base level storage and coat hooks and an obscure glazed door with side light opening into an Entrance Hall with doors to all the main rooms.

The Kitchen offers a comprehensive matching range of base and eye level units with timber effect worktops to splashback porcelain tiling and includes stainless steel single drainer sink unit with vegetable bowl and mixer tap plus space for an electric cooker, dishwasher and refrigerator/freezer. A part glazed door opens to a useful side Utility Room with similar range of kitchen units, stainless steel single drainer sink unit with mixer tap, space for refrigerator, washing machine, tumble dryer, recycling storage and part glazed doors at either end to the front and rear.

There is a fine well-proportioned Living Room with wood-burner set in fireplace with slate hearth and mantle with cupboard recesses to either side and display shelving. The Living Room with double aspect opens to a particularly spacious and impressive Conservatory Room with underfloor heating, dwarf block walls, glazing on three sides with box windows, leaded and colour patterned lights over and double doors leading to an outside paved seating area.

There are three good double Bedrooms and a fine Bathroom with a four piece suite including quadrant shower with splashback tiling, panelled bath with mixer tap, modern vanity washbasin, close coupled wc and chrome wall mounted towel radiator.

The loft hatch in the hall with drop down ladder opens into a spacious open space with velux rooflights to front and rear with lapsed planning permission (application no:PA1B/02008 originally granted on 13th April 2018) to create further accommodation.

## THE GARAGE

Adjacent is a lean-to Car Port and small Garage with double doors, end door, the ground source heating equipment, power and lighting.

## THE GARDENS

The rear garden with Serena is a particular feature of the sale with a variety of numerous interesting and well landscaped areas.

There are paved and gravelled seating areas, an ornamental pond with crazy paved borders, areas of lawn with pergola seating area and further flower and shrub beds, timber and bitumen felt Garden Shed, lawns, play areas, raised beds, apple tree, aluminium framed Greenhouse about 8' x 6' and superb Summerhouse about 8'8 x 8'8 with side window and laminate floor - all running into a more natural garden at the end.

## VIEWING

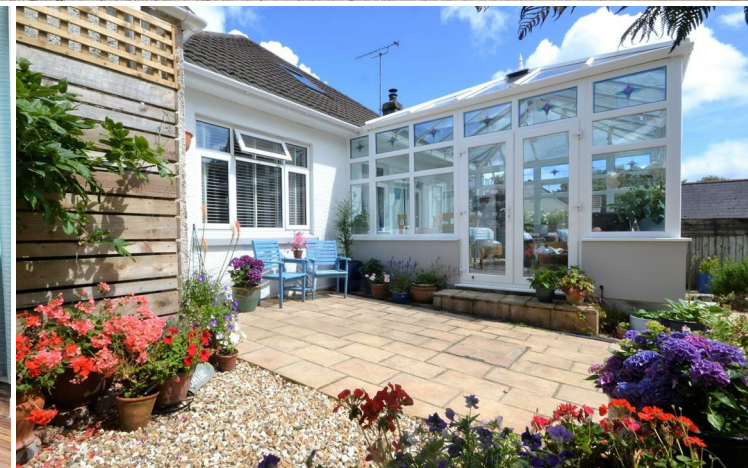
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

## DIRECTIONS

Proceed down the hill into the village and take the first turning to the right into Wansford Meadows leading to Trellispen Park. At the T-junction turn right and Serena is the third property on the left-hand side.

## SERVICES

Mains water, electricity and drainage connected. Double-glazed. Ground source heating serving central heating and domestic hot water. TV and telephone points.





These particulars are a guide only and should not be relied upon for any purpose.

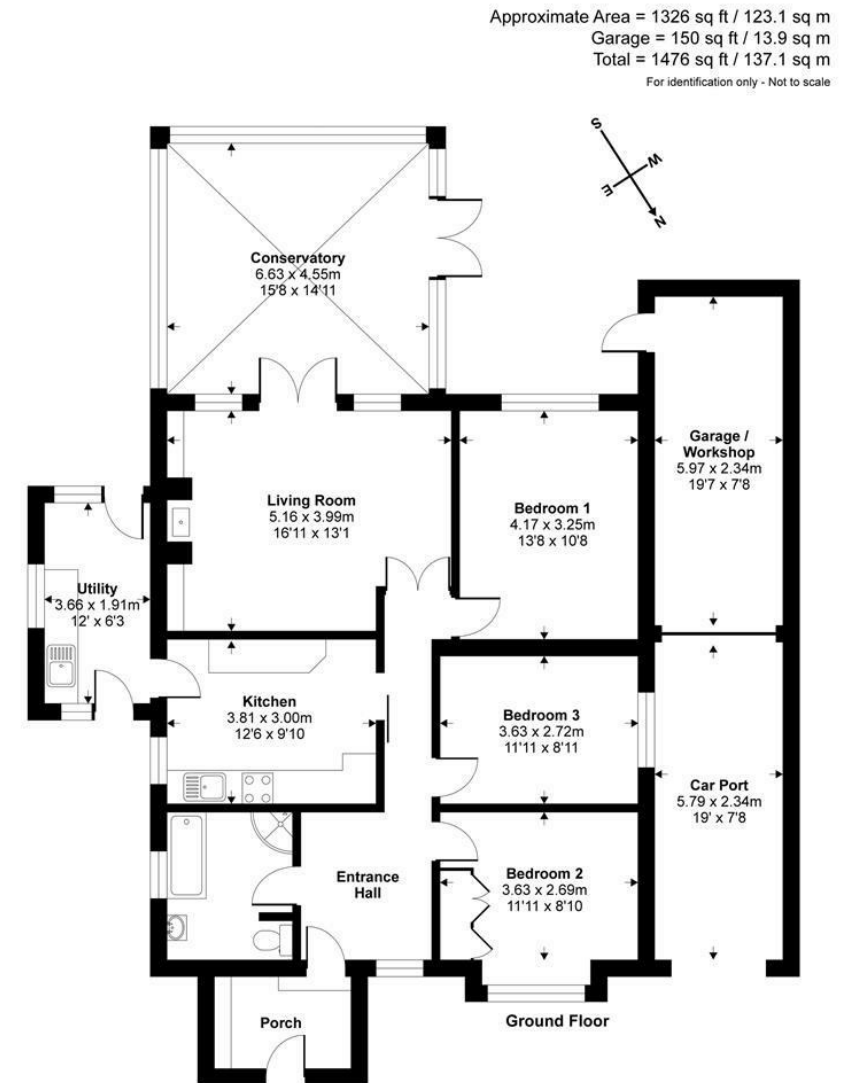


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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