



33 Gerrans Hill, Portscatho, Truro,
Cornwall, TR2 5EE.

ALASTAIR SHAW
COASTAL AND COUNTRYSIDE HOMES

33 Gerrans Hill, Portscatho, Truro, Cornwall, TR2 5EE.

Spacious three bed end of terrace house, situated in an elevated position with stunning sea and coastal views. Entrance porch, kitchen/dining room, lounge, bedroom and shower room. Two first floor bedrooms and bathroom. Garage in block, parking and gardens front and back.

Entrance Porch 5'6" x 5'1" (1.68m x 1.55m)

Double aspect room with double glazed windows and double glazed door giving access from outside. Wall light, power point and cupboard. Obscure glazed door to:

Kitchen/Dining Room 15'9" x 11'1" measurement excluding recess (4.80m x 3.38m)

Fitted with a range of wall mounted and floor standing units with roll top work surfaces over, tiled splashbacks and inset stainless steel sink and drainer. Space for washing machine, space for slimline dishwasher and space for fridge/freezer. Built-in drawers and space for electric cooker. Double glazed velux window and double glazed window overlooking the front gardens. Dining area with space for table and chairs and double radiator with shelf over. Gallery overlooking the lounge with steps leading down from the dining area and stairs to the first floor with single radiator at the foot of the stairs. Glazed internal window.

Lounge 17'3" measurement taken up to patio window x 11'2" measurement taken into recess (5.26m x 3.40m)

Fireplace with gas coal effect fire, slate surround, hearth and timber mantel. Double radiator with shelf over. TV point and central heating thermostat. Door to inner hall, wall light points and double glazed window and sliding door to the rear decking with stunning sea and coastal views over Gerrans Bay and across to Porthcurnick beach.

Inner Hall

Door to understair cupboard and door to cupboard with hanging rail.

Bedroom 3 11'1" x 9'2" (3.38m x 2.79m)

Double glazed window with views over lawned garden, out to sea and across to Porthcurnick beach. Radiator with shelf over. Built-in cupboards/wardrobe.

Shower Room

WC with wooden seat, pedestal wash hand basin with tiled splashback and obscure double glazed window. Shower tray with curtain rail, tiled walls and Gainsborough electric shower. Single radiator. Cupboard with Worcester oil fired central heating boiler.

First Floor Landing

Landing with gallery area with views of the kitchen/dining room and of part of the lounge. Loft access, single radiator, door to airing cupboard with hot water tank and wooden slatted shelving.

Bedroom 1 12' x 11'5" measurement taken into recess (3.66m x 3.48m)

Double glazed window with stunning views over Gerrans Bay and out across to Porthcurnick beach. Radiator and telephone point. Recessed wardrobe with hanging rail and shelving.

Bedroom 2 9'2" x 8'3" measurement excluding recess (2.79m x 2.51m)

Single radiator and double glazed window with stunning views over Gerrans Bay and across to Porthcurnick beach. Door to built-in wardrobe with hanging rail and shelving.

Bathroom

Updated and fitted with a white suite comprising of panelled enclosed bath with glass shower screen, built-in shower above and tiled walls. WC with push button flush, pedestal wash hand basin and tiled splashback. Heated towel rail. Obscure double glazed window.

Outside

Front Gardens

Paved sitting out area, flower beds stocked with roses, hebe, hydrangeas, azaleas and other plants and shrubs. Oil tank and space for clothes drier. Enclosed electric meter. Steps lead up to a raised garden area on the other side of the communal pathway where there are stunning sea and coastal views.

Rear Garden

Lawned garden with stunning sea views over Gerrans Bay and out towards Nare Head. Hedging on two sides. Garden shed. Space for LPG bottles for the lounge fire. Raised timber decked balcony with stunning sea and beach views.

Single Garage 15'8" x 8'4" (4.78m x 2.54m)

The property benefits from a single garage in a block, the furthest left hand garage and a parking space.

Directions

On entering the village of Gerrans passing the Cricket Field on your left and Garage on your right, continue along the road taking the first left hand turn just after the Church signposted to Portscatho. Continue down the hill taking the first right hand turn into Gerrans Hill. Continue around to the left, the property can be found at the end of the cul-de-sac with access via the pathway that leads along to the property.

Ref: 21SP

FLOOR PLAN



Schematic Diagrams Only – NOT TO SCALE

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



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