

FOR SALE

Offers in Excess of £400,000 Freehold



**13 Bosvean Gardens, Truro,
Cornwall. TR1 3NQ**

Truro
19, Victoria Square, TR1 2RX

01872 264120
info@lewishaughton.com

ABOUT THE PROPERTY

Available for the first time in 46 years. An exciting opportunity to acquire a spacious three bedroom family home located in a highly sought-after location, ideally situated just a short walk from Truro city centre, local amenities, and popular schools, and offering fantastic potential for extension (subject to consents). Offered with no onward chain.

Property Overview

Pleasant countryside views are enjoyed from the first floor of this semi detached property that stands proudly with large picture windows providing a light and airy feel. Stunning exposed wood floors to the reception areas and master bedroom further complement this well-proportioned home which offers; welcoming reception hall leading to a useful utility area connecting the house to the garage, fitted kitchen with ample wall and base units, integrated appliances, an inset sink, and a superb conservatory with slate roof overlooking the garden. L-shaped living/dining room enjoying a dual-aspect outlook, providing a bright and airy living space, The first floor features three well-proportioned bedrooms and a family shower room with separate cloakroom WC. Significant potential to extend to the side as seen with similar properties in the area (subject to consents).

Outside

A large front garden comprises a level lawn with brick edging and attractive shrub borders with off-road parking on the private driveway being extremely useful, as is the electric roller door to the garage with separate personal door to side. A professionally landscaped south facing enclosed rear garden, offers excellent shelter and privacy. This well-maintained outdoor space features numerous established flowering trees and shrubs, level paved areas ideal for outdoor entertaining, and a well manicured area of lawn. The garage with power and lighting, features an electric roller door, rear garden access, and internal access through the utility area and measures 2.76 m x 5.51 m internally.

Location

Situated in the desirable Bosvean Gardens area, this property is perfectly positioned for city living while retaining a family-friendly community feel. St. Mary's Primary School and Bosvigo School are nearby, and residents benefit from excellent local amenities, including a shop, community hall, and a play/skate park just a short stroll away. Truro's bustling city centre is within walking distance, offering a fantastic range of shops, bars, restaurants, cinema, and the renowned Hall for Cornwall theatre. The city also provides excellent transport links, with the nearby mainline railway station offering direct services to London and beyond. For those who love the coast, some of Cornwall's beautiful beaches are just a short drive, train, or bus journey away, making this an ideal home for families and lifestyle seekers alike.

Early viewing is highly recommended to appreciate the potential of this fantastic home.



ROOM DESCRIPTIONS

FRONT APPROACH

Obscure glazed door with side screen needs to

Reception hall

3.6m x 1.8m (11' 10" x 5' 11")

Sitting room

4.6m x 3.4m (15' 1" x 11' 2") Feature stone fireplace with living flame effect fire

Dining area

2.7m x 3.66m (8' 10" x 12' 0") Sliding patio doors to conservatory

Conservatory

3.4m x 2.77m (11' 2" x 9' 1") Slate roof, lovely views to gardens

Kitchen

3.68m x 2.74m (12' 1" x 9' 0") A good range of floor and wall mounted wood fronted cupboards and drawers with roll edge worksurfaces, complementary ceramic tiling, one and a half bowl stainless steel sink with mixer tap, integrated Bosch dishwasher, Neff oven, Neff microwave and Neff gas fired hob.

Utility area

5.66m x 1.8m (18' 7" x 5' 11")

FIRST FLOOR

Landing

Airing cupboard housing Worcester gas fired boiler serving central heating and domestic hot water. Slatted shelves.

Bedroom One

3.67m x 3.4m (12' 0" x 11' 2") Lovely views across to countryside. Attractive exposed wood flooring, fitted bedroom furniture including good range of wardrobes, cupboards, bedside cabinets and dressing table. Double radiator TV point

Bedroom Two

2.67m x 2.86m (8' 9" x 9' 5") view to the rear garden, Glass wash hand basin with mixer tap, recessed fitted wardrobes. Radiator.

Bedroom Three

2.74m x 2.3m (9' 0" x 7' 7")

Shower room

1.8m x 1.66m (5' 11" x 5' 5") A well appointed room comprising quadrant shower with mixer shower, wash hand basin set on cabinetry and mixer tap, complementary ceramic tiling, low-level flush WC with concealed cistern, ladder style heated towel rail obscure glazed window to rear. Recessed ceiling lighting

Cloakroom WC

Complimentary ceramic tiling, obscure glaze window to rear recess ceiling lighting.

Viewing

Strictly by appointment through the vendor's sole agents, Lewis Haughton 01872 264120 or email info@lewishaughton.com

Council Tax

Band D

Services

The following services are available at the property however we have not verified connection: mains electricity, mains water, mains drainage, mains gas, Fibre to the cabinet broadband subject to tariffs and regulations.

Agents Notes

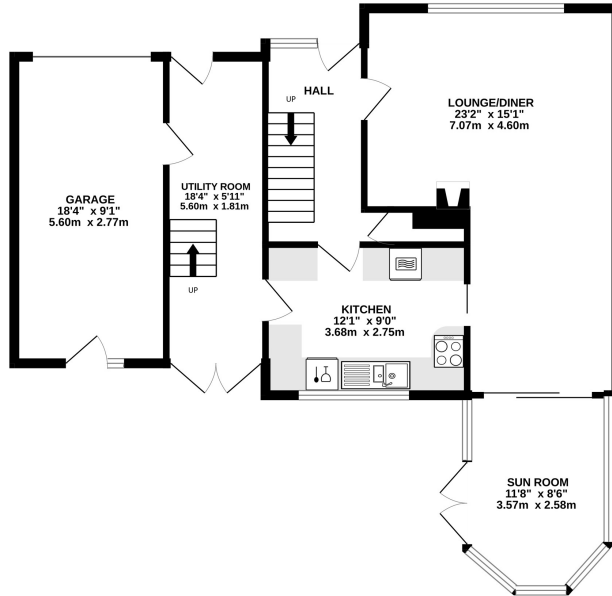
Permit parking is also available as a resident in this area. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Lewis Haughton. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.



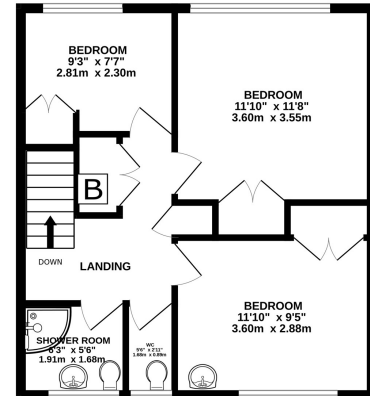


FLOORPLAN

GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



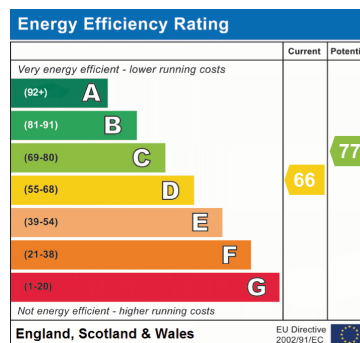
1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) 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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EPC



Estate Agents

Lewis Haughton

Truro

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