

FOR SALE

Guide Price £285,000 Freehold



Estate Agents

Lewis Haughton

**7 Ashley Road, Truro, Cornwall.
TR1 2JS**

Truro
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ABOUT THE PROPERTY

Enjoying a favourable location in a quiet cul-de-sac within walkable distance to Truro City Centre is this sought after semi-detached two double bedroom bungalow tucked away in a sunny position well away from passing traffic. Internally the property is well presented throughout and the accommodation comprises; two bedrooms, lounge/diner, fitted kitchen and bathroom. The comfortable accommodation has a light and airy feel with 8ft ceiling heights and is warmed by hi tech Haverland electric radiators with various energy-saving features, and the windows are double glazed. A further benefit is the single garage located in a nearby block.

To the outside there are mature gardens with easy maintenance to the front, and mature gardens to the rear with patio and summerhouse. The property also benefits from permit parking and a Garage.

LOCATION

The location is particularly pleasant being located in the heart of Truro which is the retail and commercial centre of Cornwall, with the famous Cathedral dominating the skyline. The city offers a unique mix of independent shops and multiples as well as an excellent collection of art galleries, bars, restaurants, night clubs, cinema, The Hall for Cornwall and the Royal Cornwall Museum. The city is steeped in history and features many wonderful Georgian terraced streets which are rivalled only in the west by Bath. There are also a number of fine municipal gardens including Boscawen Park and Victoria Gardens, which have in the past won many awards in the Britain In Bloom competition. The city also lies at the centre of the Cornish transport network and has a mainline station to London Paddington.

FEATURES

- Walking distance to CITY CENTRE
- 2 double bedrooms
- Front & Rear Mature gardens
- Lounge diner & Kitchen
- Semi detached bungalow
- Garage & Permit Parking
- Bathroom



Accommodation comprises (all dimensions approximate):

FRONT APPROACH

Entrance Hall

Attractive stained glass half glazed uPVC front door, Cloak cupboard, loft hatch, Haverland electric radiator, doors to

Lounge Diner

4.85m x 4.06m (15' 11" x 13' 4") Attractive fireplace with electric fire. Double glazed large picture window to front elevation enjoying lovely views over the garden. Laminate flooring, TV point. Haverland electric radiator. Serving hatch. Telephone point.

Fitted Kitchen

3.68m x 2.46m (12' 1" x 8' 1") Double glazed window to rear elevation. Double glazed door leading outside to garden. Matching wall and base units and roll top work surfaces. Space for electric cooker with extractor over. Spaces for washing machine, fridge and freezer. Stainless steel sink unit with swan neck style mixer tap. Airing cupboard with slatted shelving. Separate pantry cupboard. Partially tiled walls.

Bathroom

Double glazed obscure window. Low level WC. Panelled bath with mixer tap and shower hose, with separate Triton electric shower over. Shower screen, Haverland electric radiator. Pedestal wash hand basin. Partially 'Metro' tiled walls.

Bedroom One

3.61m x 2.87m (11' 10" x 9' 5") Double glazed window to front elevation overlooking front garden Storage cupboard. Haverland electric radiator, laminate flooring, TV point.

Bedroom Two

3.54m x 2.67m (11' 7" x 8' 9") Double glazed window to rear elevation overlooking garden, Haverland electric radiator.

Garage & Parking

The garage is situated in a block on the left hand side just before you enter the communal pathway leading towards the property. There is also permit parking in TZ11 zone and there are two parking permits available from the council to purchase at a cost of £53 for the first one and £79.50 for the second one.

Front & Rear Garden

A communal pathway continues up to front garden which is very attractive with an abundance of mature plants, trees and shrubs including azaleas, camellias and privet hedging.

The pathway continues around the side of the property to the rear. This can also be accessed from the kitchen door. There is a large patio area raised flower beds with mature plants, trees and shrubs at its borders and a summerhouse in a state of disrepair to one side.

Services

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

Council Tax Band

Band C

Viewing

Strictly through the Vendor's sole agents Lewis Haughton on 01872 264120 or email info@lewishaughton.com



ROOM DESCRIPTIONS

Agents Notes

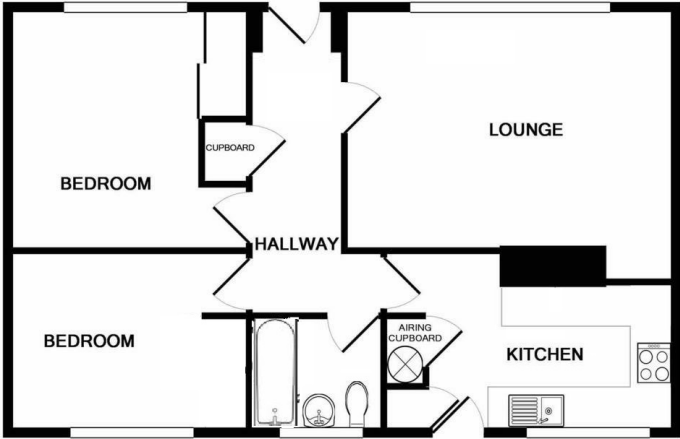
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FLOORPLAN



EXTERNAL
APPROX. FLOOR
AREA 156 SQ.FT.
(14.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	