



Northey Close | Shortlanesend | Truro | TR4 9DA

Guide Price £280,000



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Offered onto the market with no onward chain, this spacious semi-detached home offers triple glazing, electric heating, open plan living/kitchen with integrated appliances. To the first floor are the three bedrooms and bathroom. Externally the enclosed rear garden has a sunny aspect.

- No Onward Chain
- Triple Glazing
- Rural Views
- Three Bedrooms
- Enclosed Rear Garden
- Popular Village Location

Description

Offered onto the market with no onward chain, this spacious semi-detached family home offers triple glazing and electric heating. Situated within the popular village of Shortlanesend and boasting countryside views from the rear elevation. The internal accommodation briefly comprises: Entrance porch with solar panels controls, open plan living/kitchen area, which has attractive wooden flooring, fitted kitchen with integrated electric oven, electric hob with hood above, island unit, wooden worktops, sink unit, double glazed doors opening onto the rear seating area. To the first floor are the three bedrooms and family bathroom. Externally the rear garden has a sunny aspect and benefits from being enclosed with an off road parking space for a small vehicle which could be extended to accommodate a larger car. The front of the property offers a degree of privacy with mature heading.

Location

The village of Shortlanesend is approximately 4 miles from Truro city centre and has a wide range of amenities which include a junior school, public house, general stores and regular bus service to Truro city centre. Truro itself has a wide range of amenities which include shops, restaurants and bars and also has comprehensive schooling facilities and a mainline railway station connecting to London Paddington.

Porch

4'1" x 7'4" (1.25 x 2.24)





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Living/Kitchen

23'3" x 17'9" (7.11 x 5.42)

First Floor Landing

Bedroom

10'4" x 10'9" (3.15 x 3.28)

Bedroom

10'4" x 9'8" (3.17 x 2.95)

Bedroom

7'6" x 6'6" (2.31 x 1.99)

Bathroom

Agents Information

Tenure - Freehold

Broadband : Standard or Superfast - 2mbps to 80 mbps download speeds (Source OFCOM :

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48pe&uprn=10001213227>

Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, THREE & Vodafone (LINK :

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR48PE&uprn=10001213227>)

Council Tax – Band B – (Source : [https://www.tax.service.gov.uk/check-council-tax-](https://www.tax.service.gov.uk/check-council-tax-band/property/12717182000)

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Mains Electric

The property has the benefit of ownership of the solar panels.

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

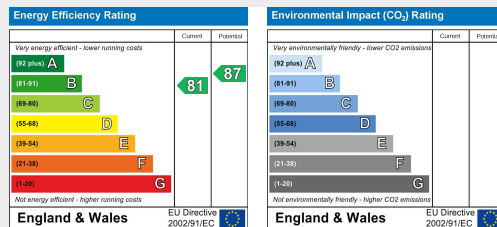
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





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