



North Hill | Blackwater | Truro | TR4 8ES

Asking Price £425,000



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- No Onward Chain
- 3 Bedrooms
- Open Plan Living/Kitchen/Diner
- Family Bathroom
- Enclosed Rear Garden
- Detached Bungalow
- En-suite Shower Room
- Utility Room
- Garage
- Oil Fired Central Heating

Found within the popular village of Blackwater is this Detached 3 Bedroom (Master En-suite) bungalow. This lovely property is light and airy throughout offering open plan living and has recently been renovated throughout by the current owners. The accommodation on offer is as follows: The entrance door opens into the generous size conservatory giving you an option of a dining room or extra living space. From here a door opens into the welcoming hallway with doors leading to: The open plan living/dining/kitchen is spacious, light and airy. The modern kitchen is fitted with a range of wall and base units having complementary worktops and stainless steel sink and drainer unit. There is space for a Gas 5 ring Rangemaster, space for a fridge/freezer, built in microwave. A door opens into the utility room, walk in pantry and the garage. The bedrooms can be found just off the hallway with the Master Bedroom benefitting from an en-suite shower room, this room also has patio doors opening into the rear garden. The family bathroom is fitted with a modern white suite. To the outside of the property there is ample driveway parking leading to the garage. The side garden is laid to lawn which leads to the rear having a wooden pergola in the corner. The rear garden itself is fairly low maintenance with a generous size patio area for alfresco dining. There is a





covered area for the built in BBQ and handy storage cupboards. The summer house is of a good size having lighting supplied. Warmed by Oil Fired Central Heating with Double Glazing throughout. This lovely property is offered to the market with no Onward Chain.

Description

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Location

Local facilities within the village include a well respected primary schooling, renowned public house and local store with post office facility. Access to the main A30 is approximately 3/4 of a mile distant whilst Truro city centre and its extensive range of amenities and mainline rail link is approximately 5 miles distant. The picturesque sandy beach at Porthtowan and the poplar Trevaunance Cove at St Agnes along with the stunning north Cornish coastal footpaths are all approximately 3 miles distant. Perranporth with its famous golden sands popular with surfers and bathers alike is some 5 miles distant.

Entrance - Conservatory

18'9 x 11'7 (5.72m x 3.53m)

Hallway

Open Plan Kitchen/dining/Living Room

23 x 15'5 (7.01m x 4.70m)



Utility Room

8'9 x 6'7 (2.67m x 2.01m)

Bedroom

14'1 x 11'7 (4.29m x 3.53m)

En-Suite Shower Room

8'3 4'11 (2.51m 1.50m)

Bedroom

11'9 10'1 (3.58m 3.07m)

Bedroom

8'10 x 8'7 (2.69m x 2.62m)

Bathroom

7'7 x 7'2 (2.31m x 2.18m)

Garage

21'5 x 9'3 (6.53m x 2.82m)

Outside

Summer House

15'10m x 11'5 (4.83m x 3.48m)

Agents Information

Tenure: Freehold

Water Meter. Mains Drainage

Council Tax: Band: B

EPC: D

The loft is boarded with a ladder and light.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has 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. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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.

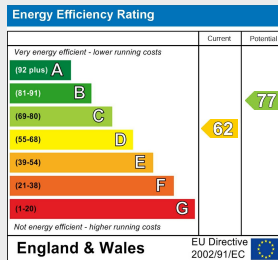
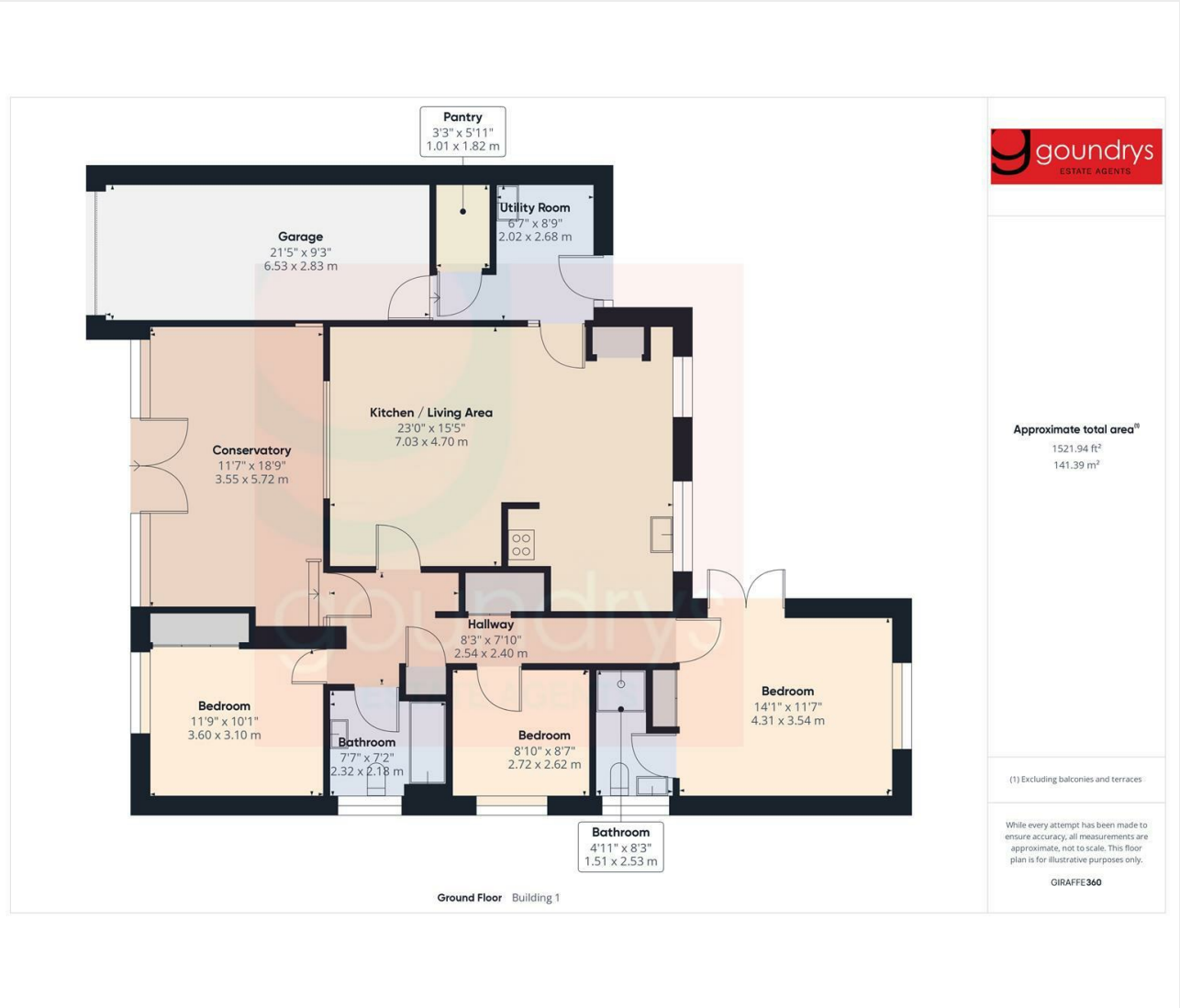
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

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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