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**Carnon Downs,
Truro**

**£325,000
Freehold**





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Truro**

£325,000 Freehold Property Introduction

An opportunity to purchase this semi-detached modern bungalow located in a popular and sought after location within Carnon Downs with the added benefit of being situated within a short level walking distance to the majority of the amenities.

The property itself has in recent years undergone improvements which include a modern open planned living area incorporating lounge and kitchen as well as a refitted bathroom. The accommodation in brief comprises of an entrance porchway which gives access into the living area, rear entrance, utility room, three bedrooms and bathroom. The accommodation benefits from double glazed windows and doors complemented by a gas fired central heating system.

Externally there is an enclosed garden to the rear with additional garden to the side, two off-road parking spaces and access to the former garage which has been divided into two to accommodate the utility room and an additional storage area.

Location

Carnon Downs is a popular village located within easy reach of Truro and being on a regular bus route. Locally can be found a range of amenities such as dentist, Post Office, hairdressers and a village shop which caters extremely well for day to day needs.

Also within a reasonable travelling distance is the maritime town of Falmouth, again offering a good range of independent shops, restaurants, the National Maritime Museum and access to three popular beaches.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

uPVC doorway to exterior. uPVC window to front and side elevation, tiled floor, doorway giving access to:-

OPEN PLANNED LOUNGE/KITCHEN 19' 5" x 18' 1" (5.91m x 5.51m) L-shaped, maximum measurements

A delightful light and airy room which has uPVC double glazed windows to front and rear elevations, laminated flooring, one and a quarter stainless steel sink unit with mixer tap. A good range of base and wall mounted storage cupboards, two deep drawers, recess for cooker with splashback and extractor hood over, work surfaces. Doorway giving access to:-

REAR ENTRANCE

uPVC doorway to exterior. Radiator. Access to:-

UTILITY 7' 5" x 7' 3" (2.26m x 2.21m)

Plumbing for automatic washing machine, vent for tumble dryer outlet, extractor fan.

BEDROOM THREE 12' 6" x 10' 9" (3.81m x 3.27m)

uPVC double glazed window to side elevation. Radiator.

INNER LOBBY

Storage cupboard with gas boiler responsible for all heating and hot water.

BEDROOM ONE 11' 1" x 8' 4" (3.38m x 2.54m)

Double glazed window to rear elevation. Radiator.

BEDROOM TWO 11' 2" x 10' 7" (3.40m x 3.22m)

uPVC double glazed window to front elevation. Radiator.

BATHROOM

Double glazed window to rear elevation, pedestal wash hand basin, close coupled WC and bath with shower over. Radiator, laminated floor.

EXTERIOR

Immediately to the front of the property is a raised stone wall with inset border and a variety of shrubs. To the side of the property is a lawn plus an additional off-road parking space with the rear entrance giving access to an enclosed garden with a patio and a useful timber outbuilding.

AGENT'S NOTE

The Council Tax Band for the property is band 'D'. Pursuant to the Estate Agency Act 1979, we wish to point out that the vendor is related to employee of MAP Estate Agents.

DIRECTIONS

Proceeding past the Spar store in the centre of the village, follow the road round leading into Knights Meadow where the property can be found on the right hand side. If using What3words:-flux.immune.viewer



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- A modern semi-detached bungalow
- Three bedrooms
- Modern open planned kitchen/lounge
- Refitted bathroom suite
- Entrance porch
- Utility room
- Double glazed windows and gas central heating
- Corner plot
- Two off-road parking spaces
- Close to local amenities



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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