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**Threemilestone,
Truro
£475,000
Freehold**





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Property Introduction

A beautifully presented link-detached bungalow located in the popular village of Threemilestone within a quiet cul-de-sac position. The current owners have in recent years carried out a number of improvements to include a refitted bathroom suite adding to the additional accommodation which comprises of a generous entrance hallway, three bedrooms, lounge with living flame gas fire, an impressive kitchen/diner with integrated appliances, conservatory and a self-contained annexe with its own entrance being ideal for an independent relative. The main accommodation benefits from a comprehensive gas fired central heating system along with double glazed windows with electric heating in the annexe.

Externally a driveway to the front offering ample parking facilities leads to the car port, well tended front garden laid to lawn with a pathway via the side leading to the rear garden being enclosed again laid to lawn with a variety of mature shrubs and trees. Overall, the property would be an ideal purchase for those seeking a quality bungalow within the Threemilestone area.

Location

Threemilestone is a popular residential area with excellent local amenities including an excellent Co-Op supermarket, Spar shop, fish and chip shop, doctors surgery, hair salon, community centre, Public House and Methodist Chapel just to mention a few. Threemilestone is also within the locality for the Park and Ride scheme that serves the A390 operating on a regular basis for those travelling into Truro. The city itself is renowned for its Georgian architecture and cobbled streets making it popular for visitors and offers a good variety of retail outlets along with many independent stores.

Truro Piazza gives access to the Hall for Cornwall whilst other places of interest include the riverside village of Malpas being popular for water sports with other recreational facilities including tennis courts, playing field and cricket club. Both north and south coasts are within a reasonable travelling distance with their contrasting coastlines with the north being popular for surfing and the south enjoying excellent sailing waters.

ACCOMMODATION COMPRISES

uPVC entrance door opening to:-

ENTRANCE HALLWAY

Laminated floor. Radiator. Built-in storage cupboard with gas boiler plus additional storage cupboard alongside, 'Drymaster' positive input ventilation system.

LOUNGE 15' 0" x 11' 11" (4.57m x 3.63m) maximum measurements

Double glazed window. Radiator. Enjoying an outlook over the garden. Feature living flame gas fire with an attractive surround and mantel.

KITCHEN/DINER 20' 9" x 9' 7" (6.32m x 2.92m)

uPVC double glazed window overlooking the rear garden with sliding patio doors leading into the conservatory. One and a quarter sink unit with mixer tap. A good range of matching base and wall mounted cupboards. Two three drawer units, range of worktops, built-in cooker, hob with stainless steel extractor over, part tiled walls, integrated dishwasher, recess for fridge/freezer. Double doors to hallway. Breakfast bar. Radiator. LED skirting.

BEDROOM ONE 11' 2" x 10' 11" (3.40m x 3.32m) maximum measurements

Double glazed window overlooking the garden. Radiator.

BEDROOM TWO 11' 3" x 8' 6" (3.43m x 2.59m)

Double glazed window. Radiator. Laminated floor. Access to loft. Partially boarded with light and pull down ladder.

BEDROOM THREE 12' 9" x 10' 2" (3.88m x 3.10m)

Double glazed window overlooking the rear. Radiator. Part panelled wall.

FAMILY BATHROOM

A delightful refitted suite comprising of a double ended bath, WC with concealed cistern, wash hand basin with built-in cupboard and drawer unit under. Tiled walls, wall mirror with anti mist, chrome heated towel rail and window to side elevation.

CONSERVATORY 10' 0" x 9' 3" (3.05m x 2.82m) maximum measurements

Double glazed windows and French doors leading to garden. Tiled floor.

SIDE ENTRANCE

Double glazed door to exterior. Doorway giving access to:-

STORAGE ROOM/UTILITY 10' 0" x 7' 9" (3.05m x 2.36m)

Forming what was previously part of the garage. Electric light and power points connected, plumbing for automatic washing machine.

ANNEXE**ANNEXE LIVING AREA 16' 11" x 11' 6" (5.15m x 3.50m) maximum measurements**

Doorway to side entrance. uPVC door to exterior leading garden. Double glazed window. Single stainless steel sink unit with mixer tap. A variety of base and wall mounted storage cupboards. Hob with extractor over, part tiled walls and laminated floor. Breakfast bar and integrated fridge. Vertical radiator. Built-in storage cupboard.

SHOWER ROOM

Double glazed window. Shower cubicle, close coupled WC and vanity wash hand basin with double storage cupboard under, tiled walls and floor. Chrome heated towel rail and extractor fan.

OUTSIDE FRONT

As previously mentioned to the front is a driveway leading to ample parking facilities for the property as well as a single car port. The front garden offers a good range of mature shrubs laid to lawn with a variety of borders and a trellis archway leading to a gravelled sitting area overlooking the garden. A gateway via the side leads to a generous size storage shed, mature hedging offering privacy and a feature gateway with arched trellis and pond adjacent leading to the:-

REAR GARDEN

The rear garden is enclosed and beautifully presented with shrubs and trees such as passion flower, eucalyptus, rhododendrons and camellia. Again the garden is very private with mature hedging.

SERVICES

Mains water, mains drainage, mains electricity and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'D'.



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



MAP's top reasons to view this home

- A beautifully presented link-detached bungalow
- Located in a cul-de-sac position
- Three bedrooms
- Fitted kitchen/diner with integrated appliances
- Conservatory
- Refitted modern bathroom
- uPVC double glazing and gas central heating system
- Self-contained annexe
- Enclosed well tended mature gardens
- Driveway parking plus car port



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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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