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**Threemilestone,  
Truro**

**£290,000  
Freehold**







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## Property Introduction

This modern two bedroom semi-detached bungalow is set within a cul-de-sac in the village of Threemilestone and is conveniently positioned for easy access to all that the city of Truro has to offer.

A spacious hallway, that could also be utilised as a breakfast room, opens to a modern kitchen area with a variety of 'Shaker' style cupboards and has a double glazed window and a double glazed door opening to the garden. The light and bright lounge/diner focuses on a feature fireplace housing a gas fire and there are two double bedrooms overlooking the rear garden plus an updated family bathroom.

The rear garden is part paved with lawn, stoned areas, a pond and a covered pagoda. To the front there is off-road parking and a variety of shrubs.

## 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

Double glazed door opening to:-

### OPEN HALLWAY

Double glazed window. Archway to the:-

### KITCHEN/DINER 15' 3" x 7' 5" (4.64m x 2.26m)

A range of cream matte 'Shaker' style wall and floor cupboards with worktop over with upstands incorporating a sink and drainer. Integrated oven and hob with extractor above and splashbacks. Spaces for fridge/freezer and washing machine. Cupboard housing boiler. Double glazed window and double glazed door to outside. Door to:-

### LOUNGE/DINER 16' 0" x 12' 1" (4.87m x 3.68m)

Feature fireplace housing a gas fire and hearth and mantel over. Double glazed window to front elevation. Door to:-

### INNER HALLWAY

Doors opening off to:-

### BEDROOM ONE 15' 1" x 8' 11" (4.59m x 2.72m)

Double glazed window. Radiator and built-in storage.

### BEDROOM TWO 10' 6" x 8' 9" (3.20m x 2.66m)

Double glazed window and radiator.

### BATHROOM

Wall hung sink, low level WC and P-shaped bath with easy access door and 'Mira' electric shower over and side screen. Fully tiled walls, heated towel rail and obscured double glazed window.

### OUTSIDE FRONT

The front garden has been laid with gravel for ease of maintenance with a range of shrubs and parking for two cars. A pathway to the side of the property leads to a pedestrian gate providing access to the rear garden. Outside tap.

### REAR GARDEN

To the rear garden there is a storage shed, summerhouse, covered pagoda and a pond together with a variety of shrubs interspersed with lawn. The garden is enclosed by fencing and some walling.

### SERVICES

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

### AGENT'S NOTE

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

### DIRECTIONS

Off the A390 coming from Truro, take the slip road off to Threemilestone, turn left into Polstain road, then left again into Pendeen road where the property can be found on the left hand side. If using What3words:- trumpet.shower.alongside



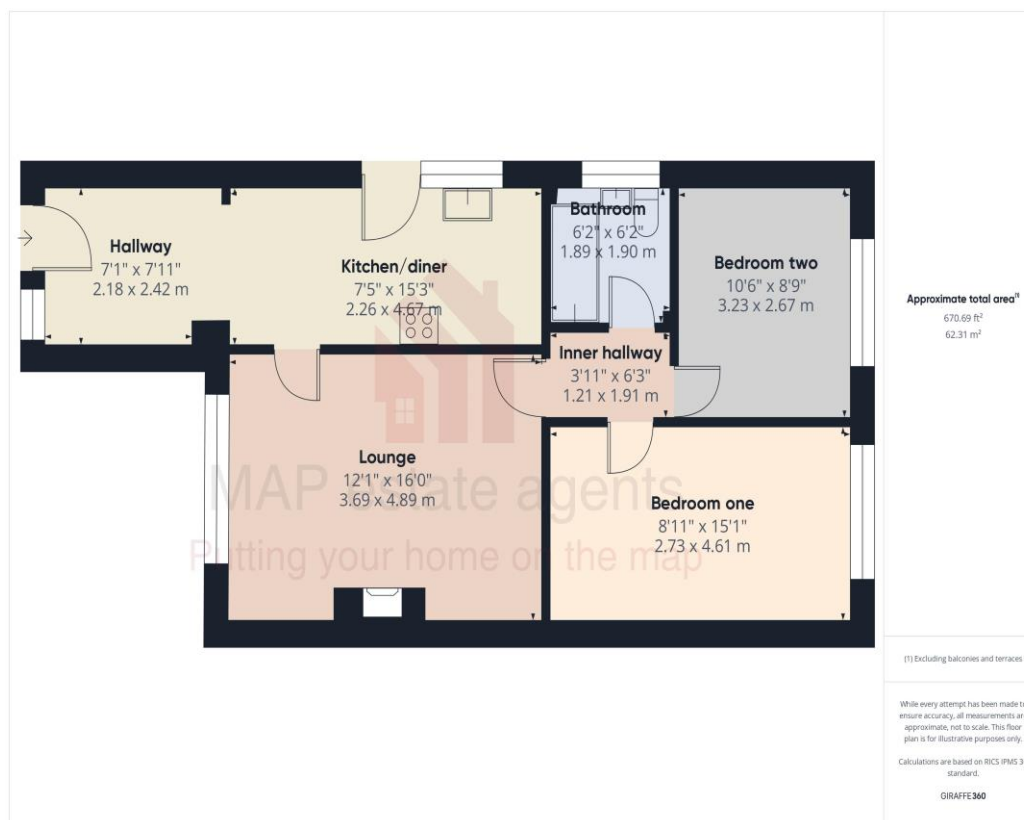
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	86
EU Directive 2002/91/EC		





## MAP's top reasons to view this home

- Close to Threemilestone amenities
- Semi-detached bungalow
- Two double bedrooms
- Lounge/diner with feature fireplace
- Updated kitchen
- Remodelled bathroom
- Enclosed rear garden with covered seating area
- Gas central heating and double glazing
- Off-road parking
- Easy access to A30 routes



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