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**Symons Close,  
Blackwater, Truro,**

**£325,000  
Freehold**





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## Property Introduction

A link-detached bungalow located in a quiet cul-de-sac position within the village of Blackwater within close proximity to the local school.

Being offered for sale with vacant possession and having been recently redecorated, the property benefits from a recently installed air source heating system complemented by double glazed windows and doors. The electrics have been updated to include the smoke alarms

Externally to the rear is an enclosed garden with a raised patio and a lowered deck whilst to the front is off-road parking and access to a storage area which formed part of the garage before it was converted.

## Location

Symons Close is ideally located for access to the A30 as well as the local amenities of the village itself with its community school, public house and a convenience store. The cathedral city of Truro lies approximately eight miles distant being the main centre in Cornwall for business and commerce with its meandering cobbled streets.

Truro is popular with visitors taking in its historic Georgian architecture and three spired cathedral, it is also home to the Hall for Cornwall located on the piazza and the nearby riverside village of Malpas offers parks and a popular public house the Heron Inn.

The north coastal villages of St Agnes, Portreath and Porthtowan are nearby and are renowned for their excellent surfing beaches and majestic clifftop walks taking in the rugged scenery.

## ACCOMODATION COMPRISES

Double glazed door opening to:-

## ENTRANCE HALLWAY

Radiator, downlighters and access to loft with electric light connected.

### LOUNGE 11' 9" x 11' 9" (3.58m x 3.58m)

Double glazed window to front elevation, radiator, open fireplace with attractive surround and slate hearth. Downlighters operated on a dimmer switch.

### KITCHEN 10' 1" x 9' 10" (3.07m x 2.99m)

Double glazed window to the rear elevation overlooking the garden. Range of base and wall mounted storage cupboards a range of work surfaces incorporating a circular sink unit with mixer tap. Three drawer storage unit downlighters, plumbing for automatic washing machine and dishwasher. Radiator and built-in cooker, part tiled walls access to:-

### SECOND RECEPTION ROOM/ PLAYROOM 9' 9" x 9' 0" (2.97m x 2.74m)

Double glazed window to rear elevation double glazed door to exterior, radiator, storage cupboards housing air source heating system.

### BEDROOM ONE 11' 11" x 10' 11" (3.63m x 3.32m)

Double glazed window to front elevation, radiator.

### BEDROOM TWO 9' 9" x 9' 0" (2.97m x 2.74m)

Double glazed window to rear elevation, radiator.

### WETROOM

Double glazed window to rear elevation. Close coupled WC, pedestal wash hand basin with mirror cabinet over and wall mounted shower. Extractor fan, tiled walls, chrome heated towel rail and downlighters.

### OUTSIDE FRONT

Immediately to the front of the property are off-road parking amenities with a gravelled garden, a variety of mature shrubs and access to the useful storage area which forms part of the original garage. A pathway via the side of the property and gateway lead round to the rear garden.

### STORAGE SPACE (Previously part of the garage) 8' 11" x 8' 4" (2.72m x 2.54m)

Garage door to front.

### REAR GARDEN

The rear garden is enclosed and has a raised patio with steps descending down to a good sized lawn and a deck.

### SERVICES

Mains drainage, mains water and mains electricity.

### AGENT'S NOTES

The Council Tax band for the property is band 'D'. The property has had an electrical overhaul to comply with the 18th edition. This includes all new fixtures and fittings new lighting throughout the house and a brand-new consumer unit.

### DIRECTIONS

Proceeding into Blackwater with the garage on the left hand side, turn right just before the public house taking the next turning on the right hand side into Symons Close. Following the road around to the left where the property can be found on the towards the end of the cul-de-sac on the left hand side. If using What3words:- routs.feeds.mills



| Energy Efficiency Rating                     |         |           |
|----------------------------------------------|---------|-----------|
|                                              | Current | Potential |
| Very energy efficient - lower running costs: |         |           |
| (92+) <b>A</b>                               |         |           |
| (81-91) <b>B</b>                             |         |           |
| (69-80) <b>C</b>                             |         |           |
| (55-68) <b>D</b>                             |         |           |
| (39-54) <b>E</b>                             |         |           |
| (21-38) <b>F</b>                             |         |           |
| (1-20) <b>G</b>                              |         |           |
| Not energy efficient - higher running costs  |         |           |
| <b>England &amp; Wales</b>                   | 61      | 81        |
| EU Directive 2002/91/EC                      |         |           |



## MAP's top reasons to view this home

- Modern link-detached bungalow
- Two bedrooms
- Lounge plus additional reception room
- Wet room
- Air source heating system
- uPVC double glazed windows and doors
- Enclosed rear garden
- Cul-de-sac location
- Off-road parking
- Offered for sale with vacant possession



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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