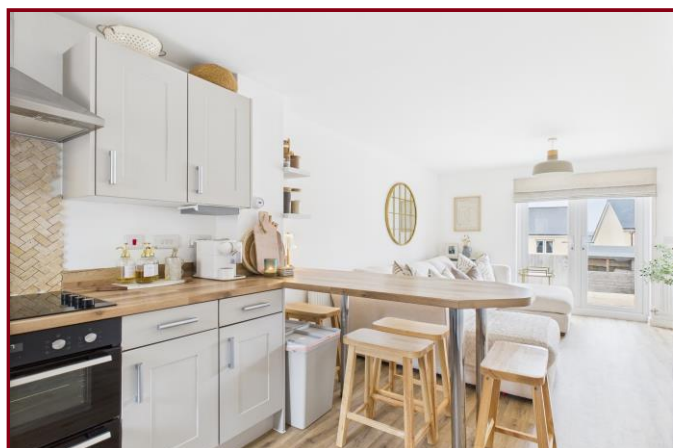




**MAP estate agents**  
Putting your home on the map

**Bownder Hynshorn,  
Truro**

**£255,000  
Freehold**





## Bownder Hynshorn, Truro

**£255,000 Freehold**

### Property Introduction

A wonderful opportunity to purchase this very well presented mid-terrace home located within this popular residential area in Truro. Constructed in 2021, benefiting from the remainder of a 10 year NHBC guarantee, the property is considered to be an ideal purchase for first time buyers with its low maintenance exterior and offers uPVC double glazed windows and doors complemented by a gas fired central heating system.

The property accommodation comprises of an entrance hall giving access to a contemporary open planned living space incorporating a fitted kitchen with integrated double oven and hob with the lounge area having uPVC patio doors leading out onto the rear garden. The additional accommodation comprises of a ground floor cloakroom, two first floor bedrooms, the principal bedroom having pleasant views towards the distant fields and a bathroom.

Externally to the rear is an enclosed garden with a raised patio and steps descending to a lawn with a useful storage shed and a gravelled alleyway which gives direct access to the tandem parking spaces.

### Location

Truro is a small city but offers an abundance of high street multiples as well as a good range of independent retail outlets making the city extremely popular with locals and tourists alike. Having cobbled streets and Georgian architecture it is also home to The Hall for Cornwall which is located on the piazza along with its three spired cathedral and an abundance of popular restaurants nearby.

Truro has a mainline railway station operating to London Paddington as well as being within reasonable travelling distance to both north and south coasts with their contrasting coastlines, the north being popular for surfing and its breath taking cliff top walks whilst the south is more sheltered and popular for sailing and water sports.

### ACCOMMODATION COMPRISES

Double glazed door opening to:-

#### ENTRANCE HALLWAY

Staircase to first floor. Radiator. Fuse box. Doorway giving access to:-

**OPEN PLAN LIVING AREA 22' 1" x 11' 11" (6.73m x 3.63m) maximum measurements**

#### KITCHEN

uPVC double glazed window to front elevation. One and quarter sink unit with mixer tap. Range of base storage cupboards with

drawers over, wall mounted cupboards, a range of work surfaces, storage cupboard with boiler, double oven, hob with stainless steel extractor over. Tiled splashback, plumbing for automatic washing machine, space for fridge/freezer (available by separate negotiation if required), breakfast bar and laminated flooring.

### LOUNGE

Two radiators, patio doors giving access to the garden.

### CLOAKROOM

Pedestal wash hand basin with splashback and close coupled WC. Radiator. Laminated floor. Extractor fan.

### FIRST FLOOR LANDING

Access to loft, access to:-

### BEDROOM ONE 12' 0" x 7' 9" (3.65m x 2.36m)

uPVC double glazed window to rear elevation enjoying distant rural views. Mirror fronted wardrobes (available by separate negotiation, if required) and radiator.

### BEDROOM TWO 11' 11" x 7' 10" (3.63m x 2.39m) maximum measurements

Two uPVC double glazed windows to front elevation. Radiator.

### BATHROOM

A modern white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin and close coupled WC. Part tiled walls. Chrome heated towel rail.

### OUTSIDE

To the front of the property is a useful outside water tap and an external courtesy light. Immediately to the end of the terrace are two tandem allocated parking spaces with a pedestrian gateway via a gravelled alleyway providing access to the rear garden. The garden is enclosed with fencing and has a lawn with a useful storage shed. Steps ascend to a patio with an external power point.

### SERVICES

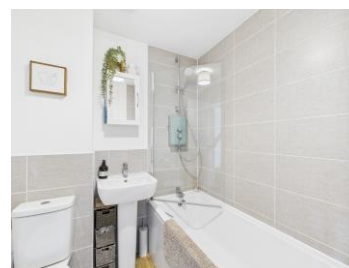
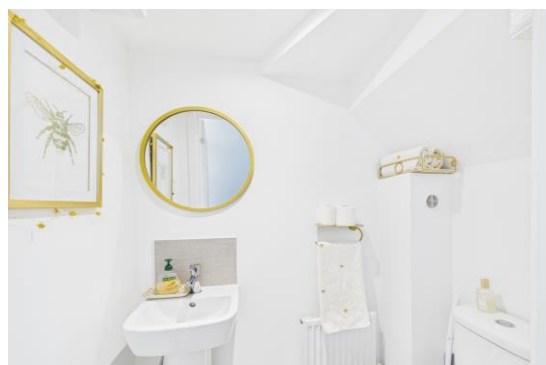
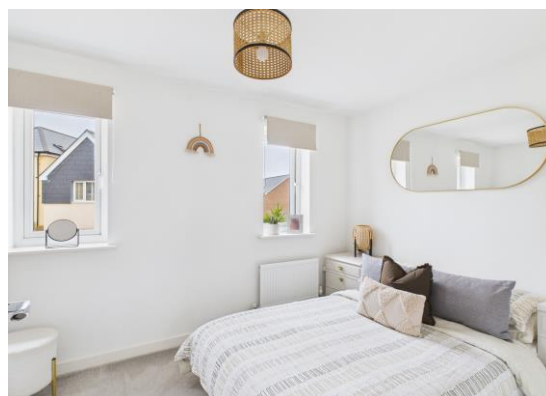
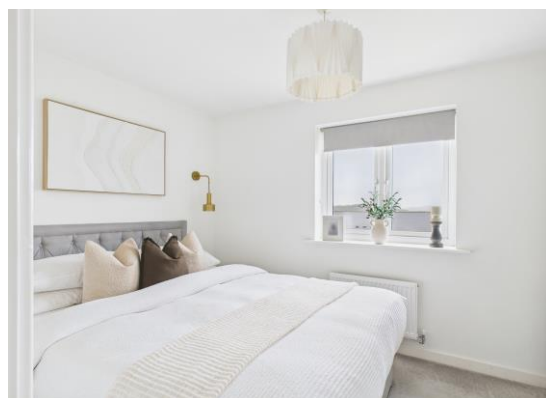
Mains water, mains electricity, mains gas and mains drainage.

### AGENT'S NOTES

The Council Tax band for the property is band 'B'. Please note, we have been advised by the current owners that there is a £170.00 per year service charge towards the upkeep of the development.

### DIRECTIONS

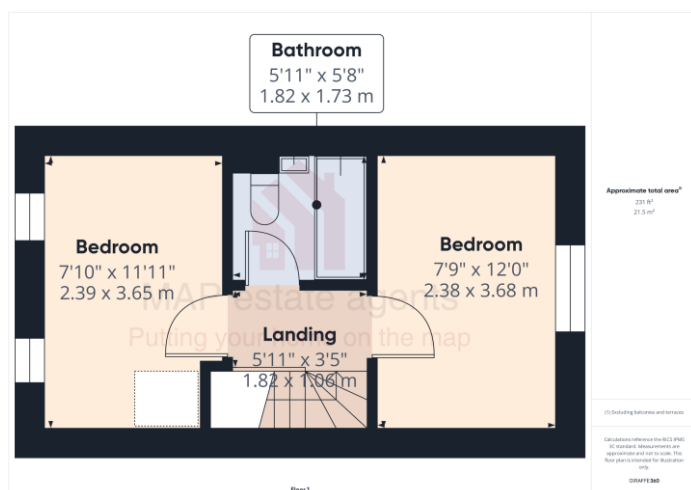
Proceeding along Green Lane from Sainsburys towards Arch Hill, at the traffic lights turn right into Fordh Talgarrek, continue to the end of the road turning right into Rosva Nansavalen, turn right into Park Kerwis where Bownder Hynshorn is situated on the left hand side and a MAP For Sale board has been erected for identification purposes. If using What3words:- survey.letter.lung





## MAP's top reasons to view this home

- A very well presented mid-terrace home
- Constructed in 2021, remainder of 10 year NHBC guarantee
- Contemporary open plan living space
- Kitchen with built-in double oven
- Lounge with uPVC patio doors
- Bathroom plus additional ground floor cloakroom
- uPVC double glazed windows and doors
- Gas fired central heating system
- Two tandem parking spaces
- Enclosed rear garden with patio and lawn



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