



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

**9 Epworth Close**  
Truro, TR1 1UP  
**£475,000**



# 9 Epworth Close

Truro, TR1 1UP

Occupying an appealing position on one of the City's most sought-after cul-de-sacs, close to Truro School, a four bedroom detached house enjoying an open aspect to the front and leafy aspect to the rear, also benefiting from low maintenance exterior and a great EPC rating. A twin driveway provide off-road parking for two/three vehicles leading to a single garage. The rear garden has been attractively landscaped, catches much sun and is easy to maintain.



- Detached house
- 4 good sized bedrooms
- Highly desirable cul-de-sac
- Walking distance of two secondary schools
- Low maintenance
- Double glazed and centrally heated
- 2 Reception room plus spacious kitchen
- Garage and driveway parking
- Lovely leafy aspect to the rear
- No onward chain





A well designed four bedroomed detached house with a low maintenance brick faced and tile hung exterior. To be sold with no on going chain, the house benefits from a gas central heating system and double glazing and would be ready for immediate occupation. The garage features power and lighting and the driveway is ideal for installation of a EV charger. The rear garden has been impressively landscaped with stone retaining walls, a lower patio and upper lawned area with summerhouse, all enjoying a lovely leafy aspect.

#### THE LOCATION

Epworth Close is a highly regarded, select development in a tranquil location next to Truro School, and is therefore within walking distance of the city centre. In addition to being a prestigious independent school, Truro School offers a number of sporting facilities available to the general public, including a gym and swimming pool. Penair Secondary School is also within a short walk of the house.



Country walks can be enjoyed from Trennick Lane at the entrance to Epworth Close, with routes to Boscawen Park, Sunny Corner, St Clement, and Malpas, where The Heron Inn is a popular waterside pub. There is a choice of local supermarkets, including Waitrose, Tesco, and Aldi, all within a relatively short distance. Truro features a recently rebuilt theatre, and the mainline railway station provides connections to London Paddington.

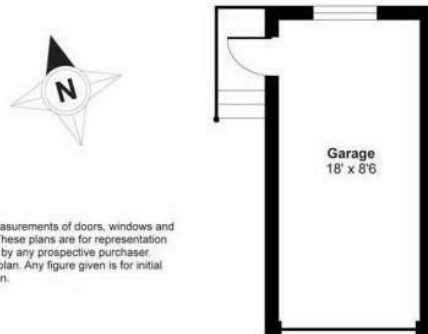
#### ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Council Tax - Band E. EPC rating - 73 (C). Gas fired central heating.



# Epworth Close, Truro

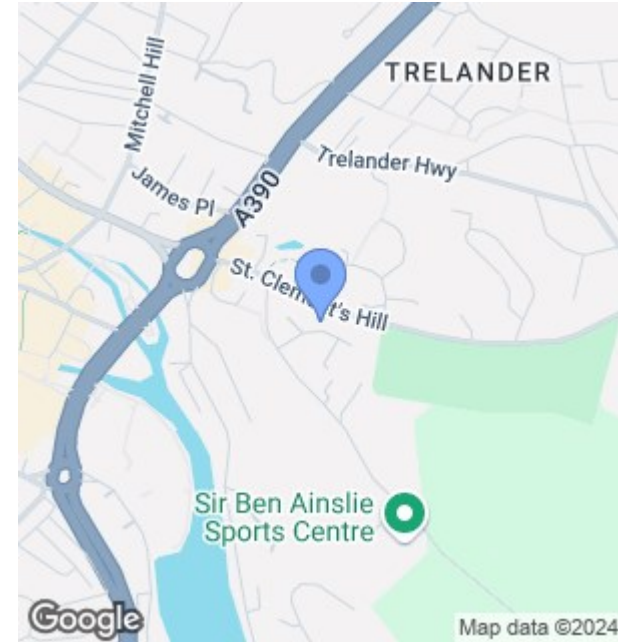
APPROX. GROSS INTERNAL FLOOR AREA 1413 SQ FT (INCLUDES GARAGE)



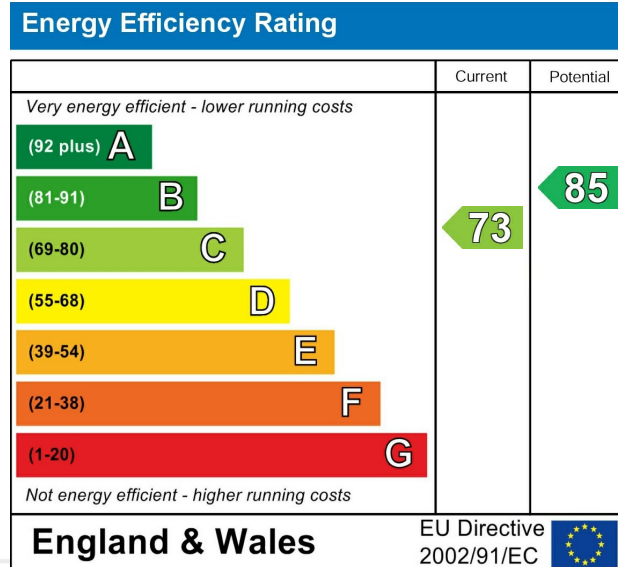
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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