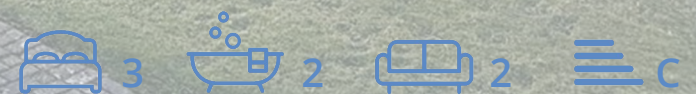


SUPERB VALUE DETACHED BUNGALOW. PRICED FOR IMMEDIATE SALE



TOM WILLS
PERSONAL PROPERTY AGENTS

15 Park An Gwarry
Carnon Downs, Truro, TR3 6XB
£385,000



15 Park An Gwarry

Carnon Downs, Truro, TR3 6XB

EXCEPTIONAL VALUE DETACHED BUNGALOW. *Video tour on listing* Occupying a completely traffic-free position within a lovely plot, this 1990s-built three bedroom bungalow offers two bath/shower rooms, a conservatory, an attached garage with an electric roller door, a glazed workshop, and a beautifully landscaped rear garden with far-reaching views.

- 1990's build detached bungalow
- Remarkably quiet traffic-free position
- Far-reaching views
- Three bedrooms
- Two bath/shower rooms
- uPVC double glazing and gas central heating with modern boiler
- Land landscaped garden for easy maintenance with greenhouse
- Attached garage with electric roller door and glazed workshop
- Highly desirable village with excellent amenities
- Regular bus route to Truro and Falmouth





15 Park An Gwarry is situated in the far left corner of this highly desirable cul-de-sac of attractive detached bungalows, accessible via a short section of private lane, which ensures a peaceful and tranquil setting.

The property features white uPVC double glazing and is centrally heated by a recently replaced combination boiler, making it ready for immediate occupation. Ample storage is provided by fitted wardrobes in the double bedrooms. The kitchen is equipped with oak-fronted units, plenty of storage space, and a side exterior door. The living room windows enjoy a lovely sunny aspect, creating a bright and inviting space.

The rear garden has been paved and hard-landscaped for ease of maintenance, with a lower section housing a greenhouse. Pedestrian access on both sides of the property connects the garden to the driveway, which can accommodate around four vehicles. The garage is fitted with a remote-operated electric roller door, and at the rear, a courtesy door leads to a glazed workshop, ideal for the keen hobbyist, with views over the garden.



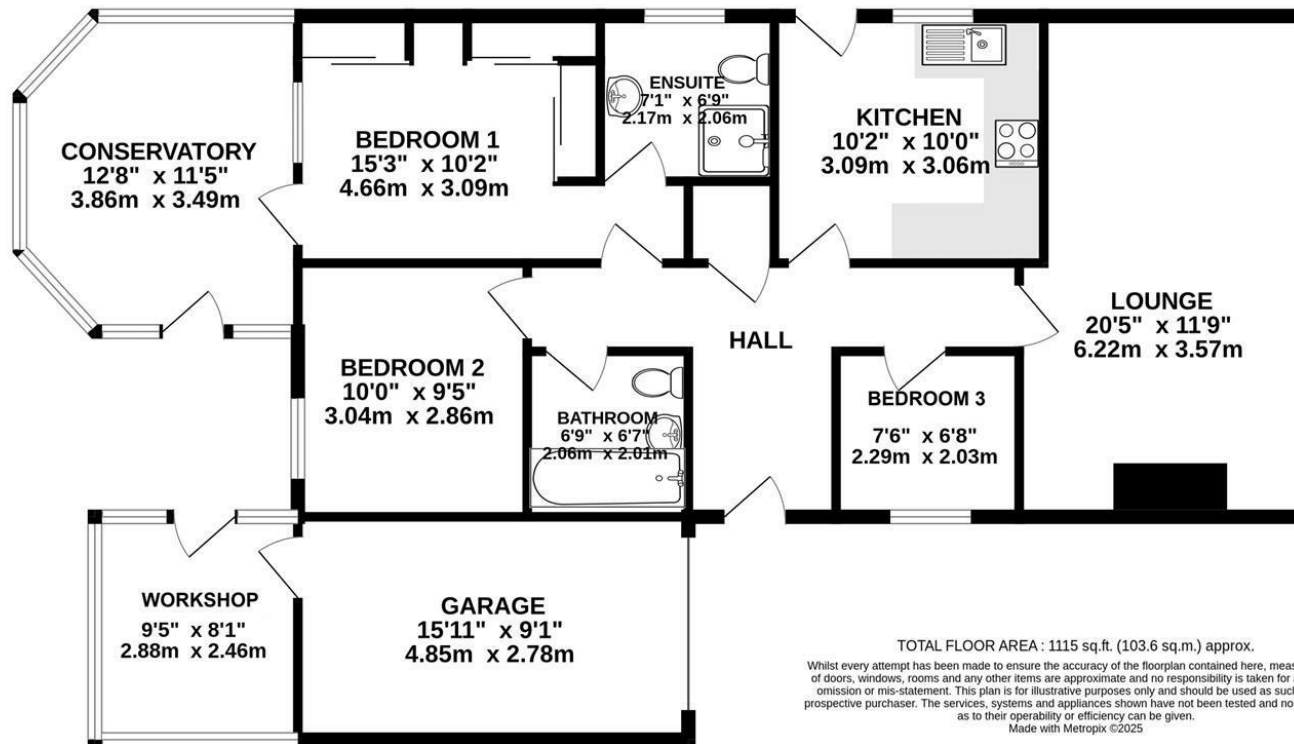
THE LOCATION

Carnon Downs is a preferred location for many families, single occupants, young couples and those retired due to its convenient position and on a regular bus route connecting Truro City centre and the harbour town of Falmouth on the beautiful Fal Estuary. The village's facilities are superb and include a well-regarded convenience store with local butcher, dental practice, doctor's surgery, village hall, hairdresser, bowling club, garden centre and more.

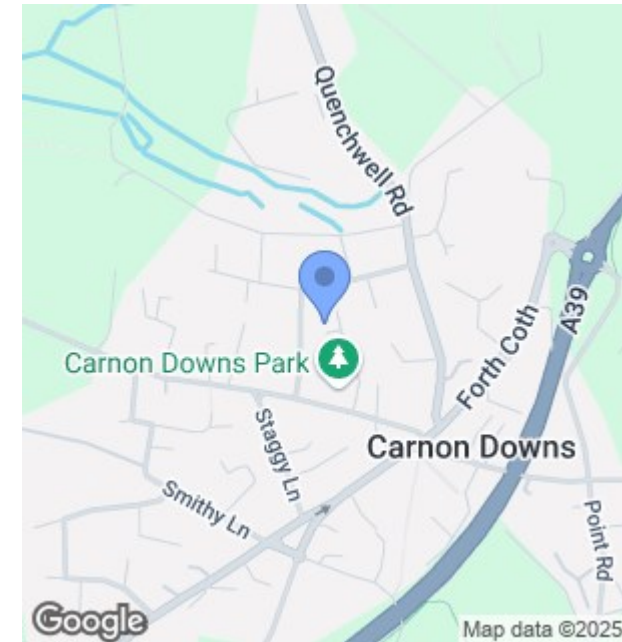
ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity, water and drainage are connected to the property. EPC - 71 (C) . Council Tax - Band E. Possession - Vacant possession upon completion with the benefit of no onward chain.. VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.

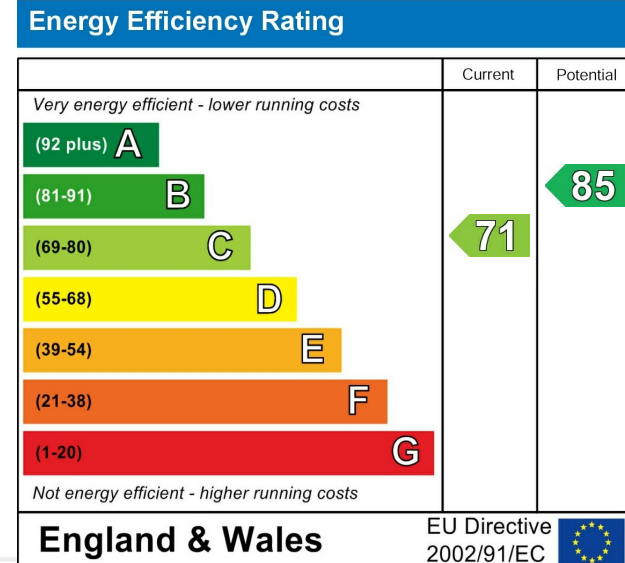
GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph



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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