



The Laurels Old Falmouth Road, Truro, TR1 2HN

£2,400 Per month

AVAILABLE NOW

The Laurels is a brand new executive family home situated in Old Falmouth Road.

Ideally located for access to the city centre, all of Truro's private and public schools, the hospital and the A39 to Falmouth, this semi-detached property offers a wide range of facilities in close proximity.

The accommodation briefly comprises:

Ground Floor - Entrance leading to a cloakroom, very spacious open plan kitchen, dining and living area. The kitchen is well equipped with a good range of units offering ample storage and space for your white goods, French doors in the living room lead out to a lovely raised garden.

First Floor - Landing leading to the master bedroom with an ensuite shower room, 2 good sized double bedrooms and a large single bedroom and finally a lovely family bathroom. From the first floor there are some lovely countryside views.

Externally there is driveway parking, a good sized garage and side access to the back garden. The gardens (front and back) are currently being prepared for turf and will offer a great area for family time and entertaining.

The Laurels has been built to a high specification, with the additional eco bonus of electric car charging on the drive and an air source heat pump.

Contact Townsends now to arrange a viewing.

Tenancy Length: Minimum 6 months - longer term preferred

EPC: To be confirmed

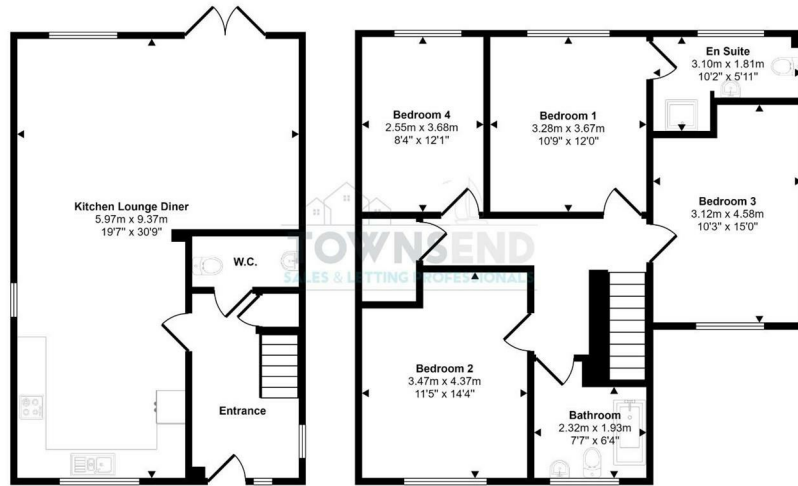
Council Tax Band: To be confirmed

Holding Deposit: £553

Deposit: £2765



Approx Gross Internal Area
130 sq m / 1396 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	