



BEDRUTHAN AVENUE, TRURO
GUIDE PRICE £339,950





FULL DESCRIPTION A beautifully and newly renovated three-bedroom house in Truro. This property boasts a spacious open-plan sitting room, dining room and kitchen, along with three bedrooms and a bathroom. Additionally, it features a detached garage and off-road parking for two cars, making it ideal for homeowners or investors. Situated in Truro, this property offers convenient access to the city centre, with nearby amenities including local shops, restaurants, and a cinema. It is the perfect blend of city living and tranquility, for those wanting to experience the benefits of both. Excellent transport links, including bus stops and a train station, further enhance its appeal. The property falls within the catchment area of some of Truro's most sought-after primary and secondary schools.

OTHER INFORMATION

Lease Length - N/A

Management Charges - N/A


Council Tax band - C

EPC - C



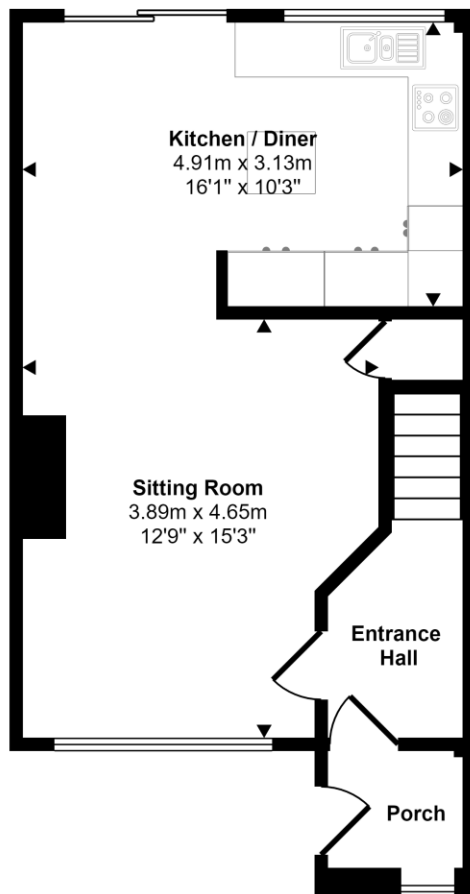
OTHER INFORMATION Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.



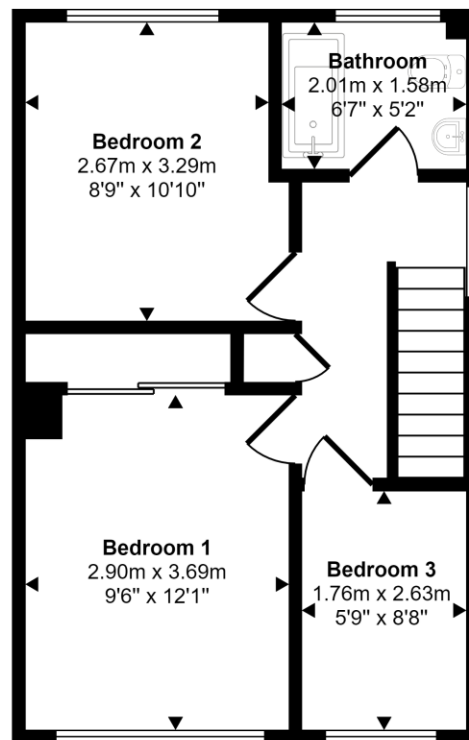
| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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Approx Gross Internal Area
79 sq m / 845 sq ft



Ground Floor
Approx 41 sq m / 442 sq ft



First Floor
Approx 38 sq m / 404 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.