



110 College Way, Truro, TR1 3WJ
£295,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern terraced house
- Convenient residential location
- 3 bedrooms, master en-suite, bathroom
- 2 reception rooms & kitchen
- Well presented throughout
- Lovely rear garden
- Single garage & residents parking
- Video tour available



*A modern terraced double fronted house located close to schools, college and the hospital.
Well presented 3 bedroom, 2 reception room accommodation complete
with lovely rear garden and single garage.*



The Property

This terraced double fronted modern home, built in 2004, offers three bedroom, two reception room accommodation with a lovely rear garden and single garage.

The accommodation comprises an entrance hallway providing access to a WC, living room with sliding doors to the garden, separate dining room and fully fitted kitchen with integrated appliances. Stairs rise to a spacious first floor landing with family bathroom, three bedrooms (two doubles and a single) and the master having an en-suite shower room. All is well presented throughout with little to nothing to do on move in day. To the rear there is a low maintenance enclosed garden providing a lovely outside space to enjoy with the added benefit of rear gated access and a shed with power, light and plumbing for a washing machine.

The property has a good sized single garage in a block around 25m away with pitched roof storage above. Furthermore, the property is in a TZ7 residents parking zone allowing each property access to permits to allow for on street parking nearby and visitor daily parking – ask for details on pricing.

This is a great opportunity for those seeking a low maintenance modern home in a convenient location but also offers a great letting opportunity 'as is' or perhaps as a four bedroom HMO. Call to book your viewing today!

The Location

College Way is situated around 2 miles from the city centre in the Gloweth area of Truro and therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital, Truro Golf Club and a local Costcutter convenience store. The village of Threemilestone is less than a mile away which has a Co-op, Victoria Inn pub, pharmacy, butchers, Chinese takeaway and excellent Fish & Chip shop. Heading out of town you'll be on to the A30 in less than 10 minutes and driving in to town will take around the same. There are excellent transport links here with bus stops on the nearby main road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with lovely walks on the doorstep with a green area located at the end of the road with footpaths running in all directions. Just beyond there is a playing field which connects to Halbullock Moor Nature Reserve and continues out into the countryside beyond.

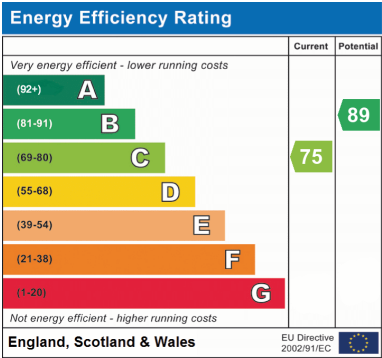
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.





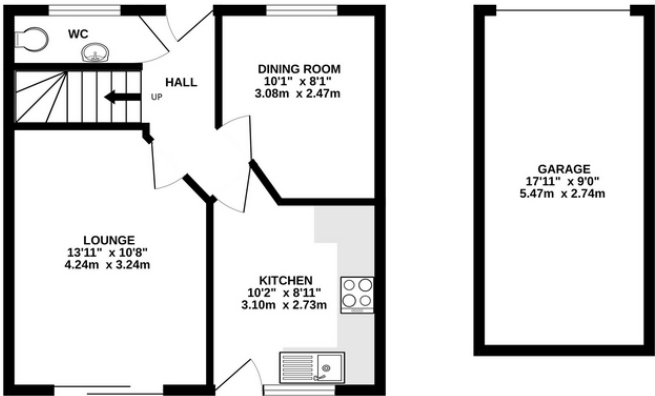
Property Information

Tenure: Freehold
Council Authority: Cornwall
Council Tax Band: C
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal: Likely (all networks)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

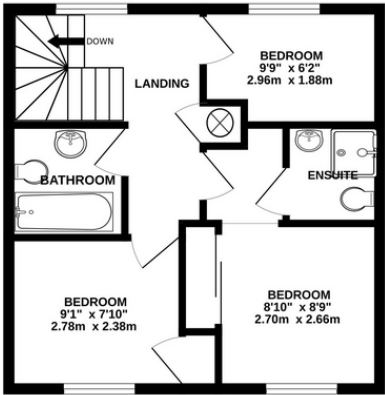


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GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 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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