



16 Kingsley Close, Truro, TR1 3XJ
£400,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached modern bungalow
- Convenient yet peaceful location
- Three bedrooms, master en-suite
- Open plan living/dining, kitchen, utility, sun room
- Beautifully presented inside & out
- Low maintenance landscaped garden
- Garage & driveway parking for two cars
- Video tour available



*A detached modern bungalow in a convenient yet traffic free location close to the countryside.
Beautifully presented three bedroom accommodation with sun room, master en-suite, garage, driveway and
low maintenance landscaped garden.*



The Property

Modern bungalows are a real rarity and this detached 1998 built property is an excellent example of one. Located in a convenient yet peaceful position close to the countryside and occupying a corner plot in this traffic free spot.

The accommodation comprises an entrance hallway with storage cupboards, great sized open plan living and dining room leading to a lovely sun room overlooking the garden and a fully fitted kitchen with integral appliances, separate utility area and useful side door access. You have three bedrooms here – two doubles both with fitted wardrobes and the master with an en-suite as well as a third small double / large single bedroom and family bathroom. All has been very well maintained and is presented beautifully inside and out by the seller offering an immediate move-in opportunity and then to perhaps modernize to personal taste.



Outside the West facing rear garden and lawn with beds to the front has been professionally landscaped to provide a perfect blend of lovely sun facing seating areas and planting whilst being low maintenance to keep on top of.

The property has a good sized single garage with side door access and a driveway for two vehicles in front. Furthermore, the property is in a TZ7 residents parking zone allowing each property access to permits to allow for on street parking nearby for two cars and visitors – ask for details on pricing.

16 Kingsley Close is a real gem of a property and perfect for those looking to enjoy a simpler life whilst not sacrificing practicality and loving where you live.

The Location

Kingsley Close 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, Treiske 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 (great carvery!), 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 and green spaces with a playing field located almost next-door which connects to Halbullock Moor Nature Reserve and continues out into the countryside beyond.

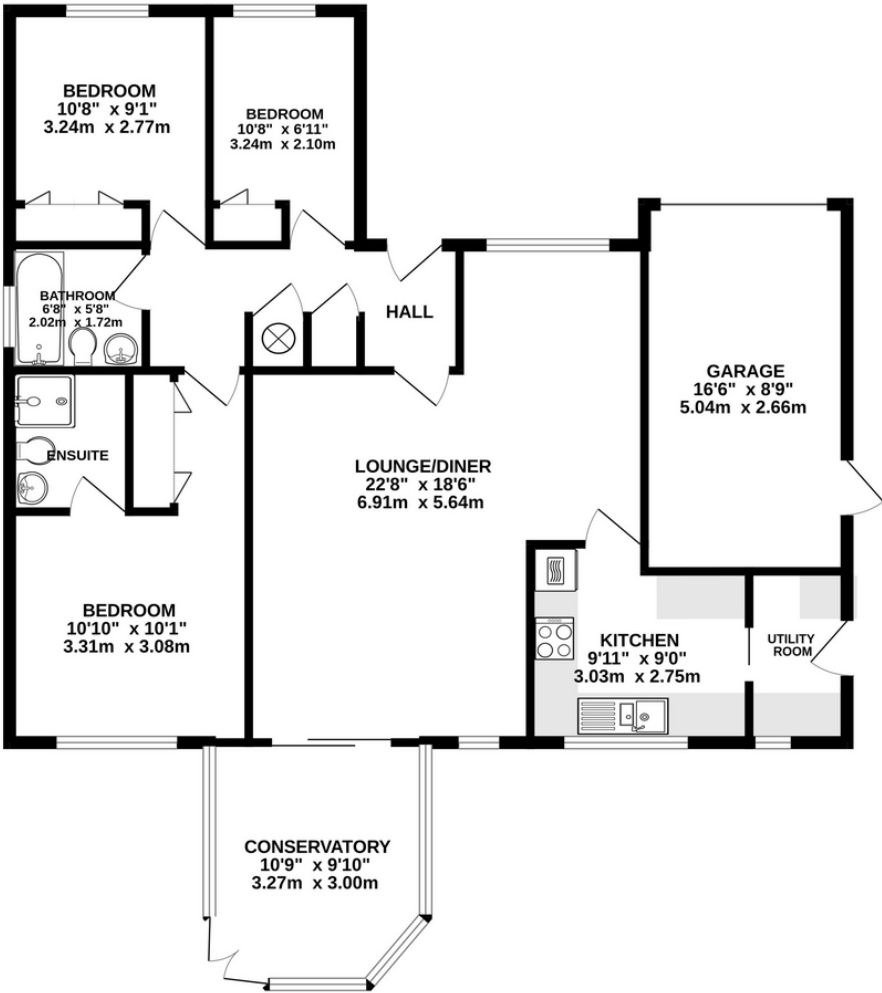
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned 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.





Floorplan

GROUND FLOOR
1151 sq.ft. (106.9 sq.m.) approx.

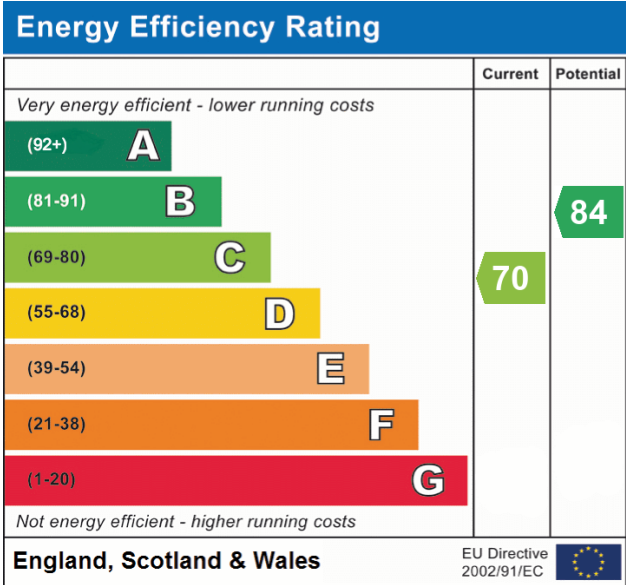


TOTAL FLOOR AREA : 1151 sq.ft. (106.9 sq.m.) approx.

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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Property Information

Tenure: Freehold
Council Authority: Cornwall
Council Tax Band: D
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal: Likely (all networks)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

