



14 Highertown, Truro, TR1 3PZ
Offers in excess of £395,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached 1930's bungalow
- Less than a mile from the city centre
- Three bedrooms & family bathroom
- Lounge & kitchen/diner
- Beautifully presented & updated
- Detached garage & driveway parking
- Large front & rear gardens
- Video tour available



A substantial detached bungalow with a large plot located less than a mile from the city centre. Beautifully presented three bedroom, two reception room accommodation complete with large front and rear gardens, a detached garage and driveway parking.



The Property

This substantial 1930's detached bungalow offers lots of space to live and a great sized plot whilst being less than a mile from the city centre. Beautifully presented three bedroom, two reception room accommodation complete with large front and rear gardens, a detached garage and driveway parking.

Entering the property there is a recently re-built good sized porch offering a very useful space for coats and shoes. Through a further door there is a wonderful entrance hallway typical of the 1930's era giving an immediate spacious feel and providing access to all areas of the property. To the right is a luxurious master bedroom with views over the front garden, a further double second bedroom and the third a good sized single as well as a modern family bathroom with separate bath and shower next-door. To the left hand side of the property is a spacious lounge overlooking the front garden complete with wood burner whilst to the rear is an open plan fully fitted modern kitchen within dining room as well as a useful rear porch. The accommodation is well proportioned, full of character and has the added benefit of a new slate roof above and loft ventilation system offering modern convenience to a prospective buyer.



Outside is a real treat, particularly considering the proximity to town, with a large front lawned garden with planted beds and stone wall providing a green barrier from the road. To the rear is a perfect family garden with lawn, planted beds and trees enclosed by fencing and complete with a recently completed patio area and pergola enjoying day round sunshine. The driveway leads from the main road to the side of the property and opens to a turning area at the rear with parking available for at least three to four vehicles and a detached garage in the rear corner which has been recently overhauled as well. There is the further benefit of an outside store located directly behind the property providing further covered storage.

The property has had a mundic test confirming an assignment of 'A' meaning all clear and fully mortgageable.

This is a superb property for those wanting the convenience of town but with a great sized plot, spacious accommodation and little to nothing to do on move in day. Highly recommended for internal viewing.

The Location

Located less than 1 mile, a 15 minute walk, from the city centre in the Highertown area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse and The County Arms. In terms of schooling; Penwith college campus, Richard Lander secondary school and a multitude of primary schools are all close by. Heading out of town you'll be on to the A30 in around 10 minutes and driving in to town will take less than 5 minutes. There are excellent transport links here with bus stops on the main road in front heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with countryside walks on the doorstep and green spaces such as the Newham Trail providing a 1.6 mile long route of easy and safe off-road walking and cycling all the way to the Truro River.

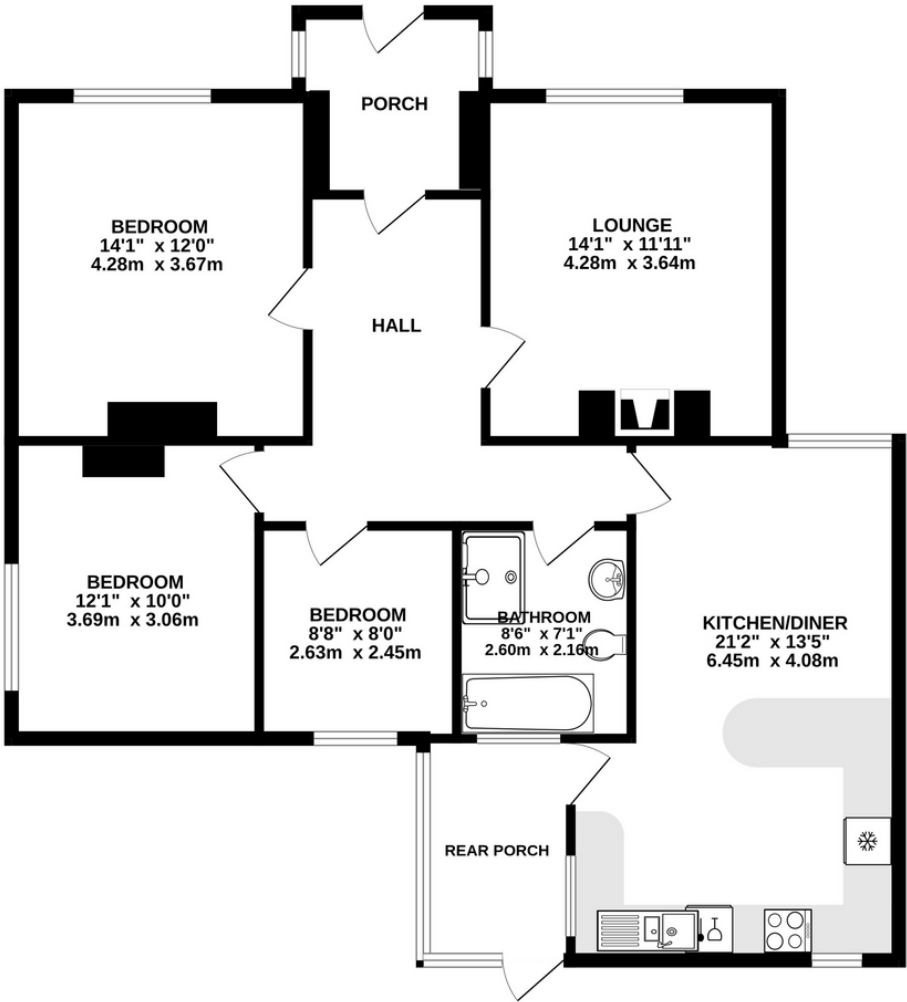
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned 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
1050 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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: C
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal: Likely (all networks)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

