



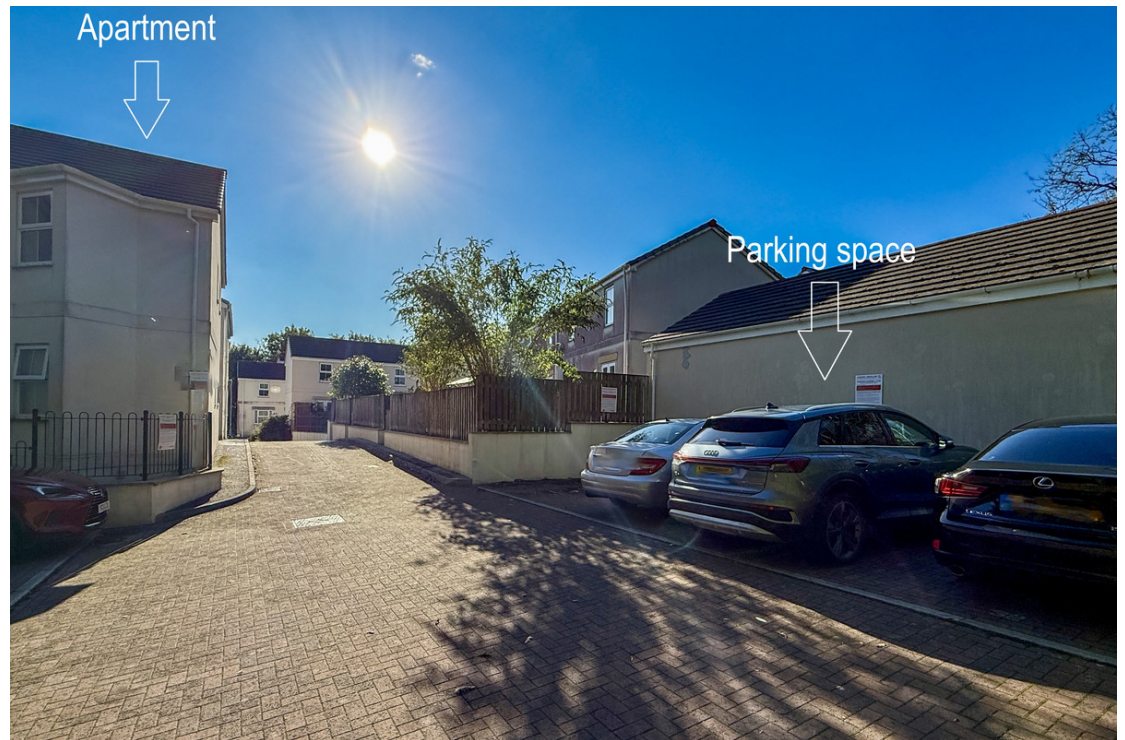
30 Newbridge View, Truro, TR1 3FG
£199,950

Key Features

- Modern second floor apartment
- Quiet residential location close to hospital
- Three bedrooms, master en-suite, bathroom
- Spacious open plan kitchen/diner/living room
- Great condition throughout
- Allocated parking
- No onward chain
- Video tour available



View from living room



A top floor modern apartment in a quiet residential location opposite Treliske Hospital. Spacious three bedroom accommodation in great condition complete with countryside views, allocated parking space and available with no onward chain.



The Property

A 2011 built top floor apartment in a block of only 8 flats located on a quiet residential estate opposite Treliske Hospital in Gloweth, Truro.

A light and well kept communal entrance provides access from the road to the first floor of the building, up one flight of stairs number 30 is easily accessible but benefits from being on the top floor with no neighbours above. The accommodation comprises an entrance hall with large storage cupboard, three bedrooms (two doubles with fitted wardrobes and a single), master en-suite shower room and separate family bathroom. At the end of the hallway the apartments opens out into a fantastic open plan living space with dual aspect windows overlooking the tree canopy and with distant countryside views. This room has plenty of space for lounge, dining and has a fully fitted modern kitchen with integrated appliances. All is very well presented throughout with a scheme of decoration and new carpets just completed. The property further benefits from an allocated parking space for one vehicle.

This spacious apartment would make a great home or profitable investment, available with no onward chain.

The Location

Newbridge View 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 & SPAR convenience stores. The village of Threemilestone is 1 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 a little less. 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 Newbridge Park, Halbullock Moor Nature Reserve and Coosebean Greenway all in close proximity.

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.



Bedroom 1



Bedroom 2



Bedroom 3



Property Information

Tenure: Leasehold

Term: 985 years remaining

Ground rent: £300 per annum

Service charge: £1,042 per annum

Management company: Blue Water Residential Managment

Council Authority: Cornwall

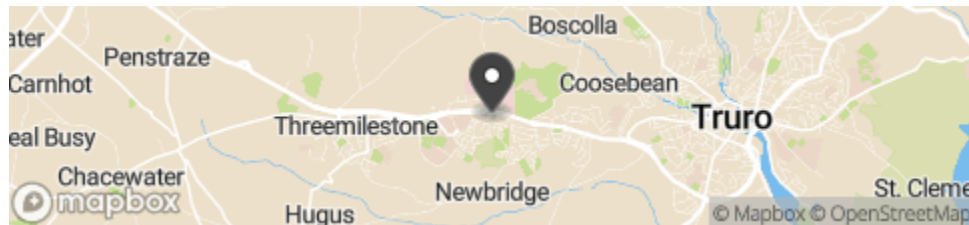
Council Tax Band: C

Services: Mains water, drainage, electric and gas are all connected.

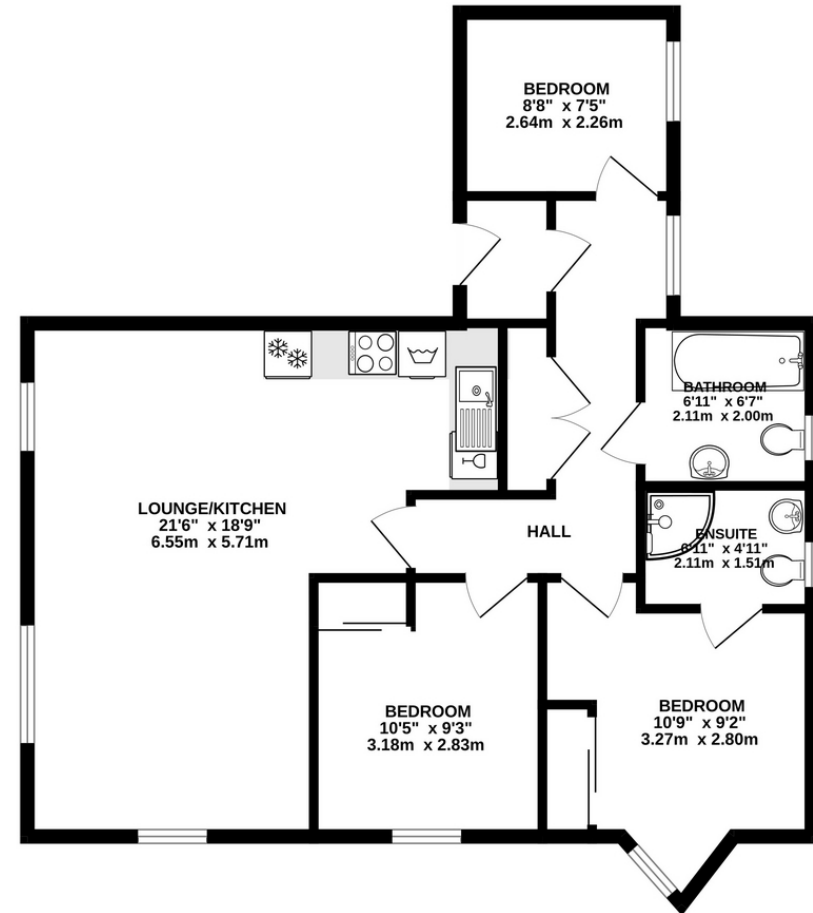
Mobile Signal: Best network Vodafone – (good outdoor & indoor)

Broadband: Standard available. Max Download 12Mbps. Max Upload 1Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	79	79
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, Scotland & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 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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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.

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