



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10366

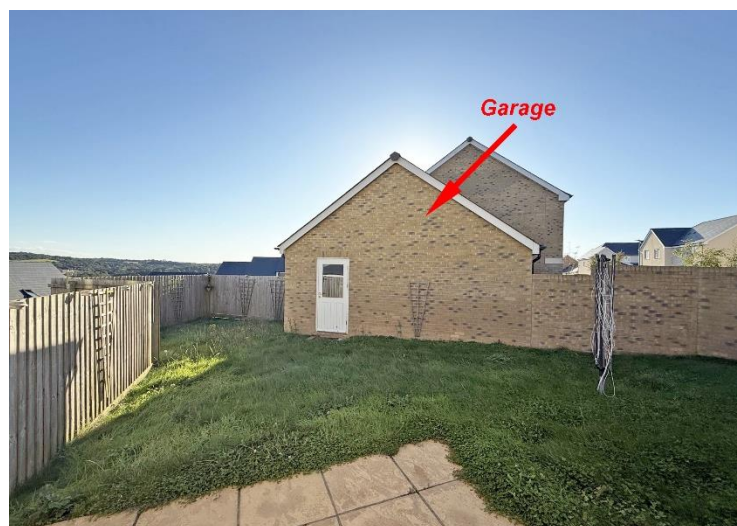
£367,500

3 Fordh Talgarrek,
Truro, Cornwall, TR1 2FJ

FREEHOLD

**Taken in by a Developer as a
part-exchange.
Priced with absolute realism
and to effect an immediate
sale!**

Occupying a superb position on a popular development which is just a short walk to Truro city centre, boasting a pleasant outlook to the front and countryside views to the rear; an impressive, three storey, 4 bedroomed (1 en-suite), semi-detached townhouse with a south west facing level rear garden, garage and driveway parking. Close to both primary and secondary schooling plus a vast array of amenities and with access to the splendid Calenick to Newham Nature Trail, just a short stroll away. To be sold with no onward chain.





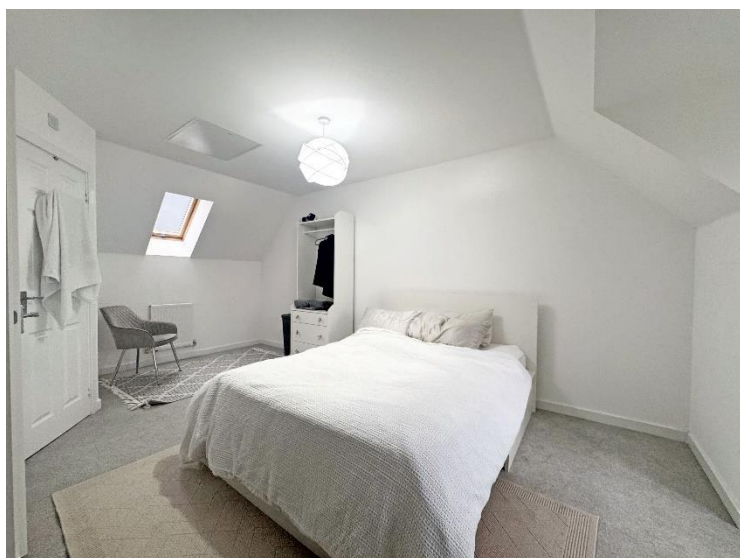
SUMMARY OF ACCOMMODATION – In all, about 1,162sq.ft.

Ground Floor Entrance hall, wc, kitchen/dining room, sitting room.

First Floor Landing, 3 bedrooms, family bathroom.

Second Floor Landing, principal en suite bedroom.

Outside Level south west facing rear garden, garage with driveway parking in front.



DESCRIPTION

3 Fordh Talgarrek occupies arguably the best position in this row of four pairs of semi-detached houses – enjoying a pleasant uninterrupted outlook to the front over the development's communal green space and a very good south westerly view to the rear over miles of verdant countryside – a view you would not expect from a property so close to Truro's city centre.

Arranged over three floors and with a stone façade to the front, the front door opens to an entrance hall with a turning staircase ascending to the first floor, a wc and doors to both the light and beautifully appointed kitchen/dining room which overlooks the green area and a sunny south west facing lounge with double doors opening to the level rear garden. The kitchen/dining room is double aspect to allow plenty of light to flood in and has an extensive amount of worktop and storage cupboards as well as an integrated oven, hob and extractor hood.

On the first floor there are two large double bedrooms, a single bedroom or study and a lovely family bathroom. The principal bedroom is the only room on the top floor and is subsequently a very large double aspect double bedroom with a dormer window overlooking the communal green area and a Velux skylight allowing sun to flood in from the south west. There is plenty of space for wardrobes and dressers and a door opens to a spacious and well appointed en-suite shower room.

Outside, No. 3 benefits from driveway parking to the front of the detached single garage which in turn has a rear pedestrian door which opens to the rear garden. The rear garden is very level and faces south west with views over rooftops across the surrounding countryside.

LOCATION

3 Fordh Talgarrek is located on the Copperfields development which is situated on the edge of Truro city centre and is just a short walk away from its shops, restaurants and extensive array of amenities. All of the facilities of Truro are literally on your doorstep and Truro is Cornwall's administrative, business and shopping capital with many national and local boutique retailers among its attractive cobbled streets. The city has more recently gained the reputation as Cornwall's best served and most varied evening entertainment centre with a large variety of different restaurants and bars, along with a cinema and the success Hall for Cornwall theatre. Many events take place on Lemon Quay which is overlooked by a flagship Marks & Spencer store.

Without having to get into your car or cross a main road, the development has direct access onto the very picturesque Newham Trail which is a disused railway line that runs across the Calenick Valley on the edge of Truro and is popular with runners, dog walkers, cyclists and alike.

Truro is also ideally situated for sporting activities with several good quality golf clubs nearby, a sports centre with swimming pool, squash club, two tennis clubs, rugby and football clubs. Water sports are also near to hand as Truro is no more than 15 minutes' drive to either north coast for surfing or the Carrick Roads on the south coast for sailing.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

From the hard landscaped front garden a uPVC double glazed door opens to:-

ENTRANCE HALL With understairs storage cupboard, turning staircase to the first floor, radiator. Doors to:-

WC. Wc, wash basin and pedestal, radiator, opaque glass window overlooking the front garden.

KITCHEN / DINING ROOM – 15'4" x 9'7" A double aspect room with grey and white base units under a granite effect worktop with stainless steel 1½ bowl sink and drainer, integrated oven with ceramic hob and stainless steel extractor hood above, space for a dishwasher and a washer/dryer. Further wall mounted units. Two windows, one triple pane double glazed window overlooking the front garden and the communal green area and a further smaller window to the side, radiator.

LIVING ROOM – 16'7" x 10'3" A spacious, light filled lounge with double glazed double pane window facing south west over the rear garden, uPVC double glazed patio doors opening to the rear garden and facing south west over the garden and to the countryside in the distance beyond, radiator.

From the hallway, a turning staircase ascends to:-

FIRST FLOOR

LANDING With doors to:-

BEDROOM 2 – 13'5" x 9'7" Another spacious and light double bedroom with uPVC double glazed window facing south west over the rear garden and with far reaching views over rooftops to the neighbouring countryside, radiator.

BEDROOM 3 – 12'1" x 9'7" A spacious light filled double bedroom with uPVC double glazed double windows overlooking the front garden and the open communal green area, radiator.

BEDROOM 4 – 10'3" x 6'8" A spacious single bedroom with uPVC double glazed double windows facing south west over the rear garden and over rooftops to the countryside beyond, radiator.

FAMILY BATHROOM Beautifully appointed with wc, wash basin and pedestal, panelled bath with Mira shower and shower head attachment, opaque glass double



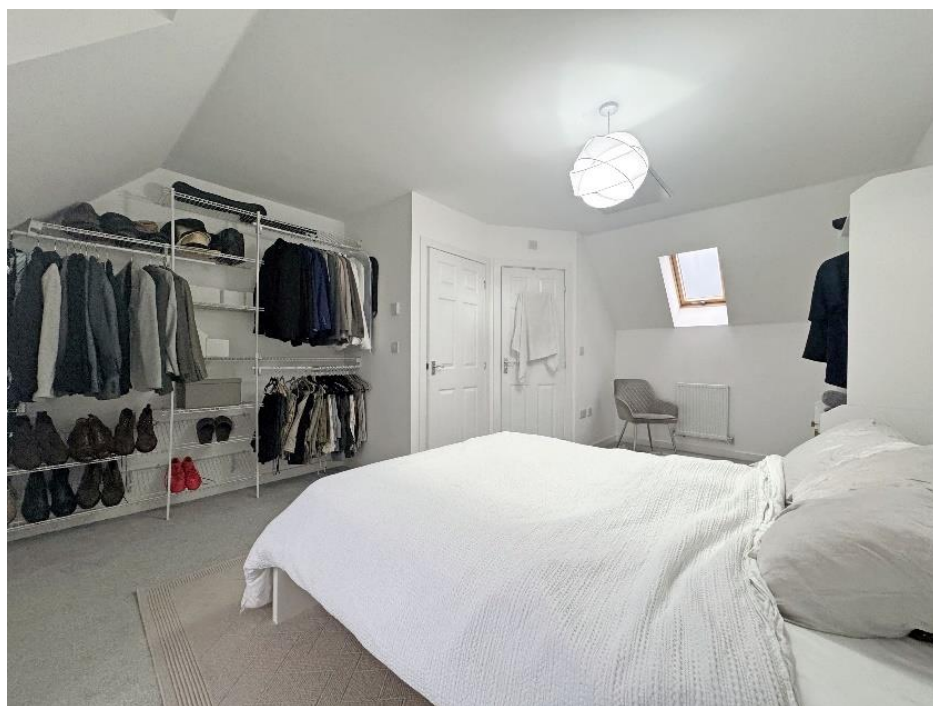
glazed double windows, chrome ladder style heated towel rail, radiator.

From the landing, a turning staircase ascends to:-

SECOND FLOOR

LANDING With door to:-

PRINCIPAL BEDROOM SUITE – 18'10" x 13'4" (max wall to wall) A superb double aspect spacious double bedroom with recessed double glazed double windows facing over the communal green area with radiator under, Velux skylight facing south west, further radiator and door to:-



EN-SUITE SHOWER ROOM Beautifully appointed with wc, wash basin and pedestal, walk-in shower cubicle, chrome ladder style heated towel rail, radiator and Velux skylight facing south west.

OUTSIDE

To the front of No. 3 is a small area of lawn either side of a pathway leading to the front door. A grass verge to the side of the property leads to a pedestrian wooden gate which opens to the rear garden. The rear garden is very level indeed, faces south west and is perfect for young children and pets. A pedestrian door from the garden leads to the garage.

There is driveway parking to the front of the:-

SINGLE GARAGE Up and over door, exposed A-frame roof trusses for extra storage and power connected. Pedestrian door leading to the rear garden.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR1 2FJ.

SERVICES Mains water, drainage, electricity and gas.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800 Mbps download speed. 1000 Mbps upload speed. (Source: Ofcom).

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

DIRECTIONS Upon entering the development, ignore the first left hand turn and keep the communal green area/playing area on your left hand side. No. 3 will be found directly in front of you with the parking/driveway/garage just offset to the side of No. 3.

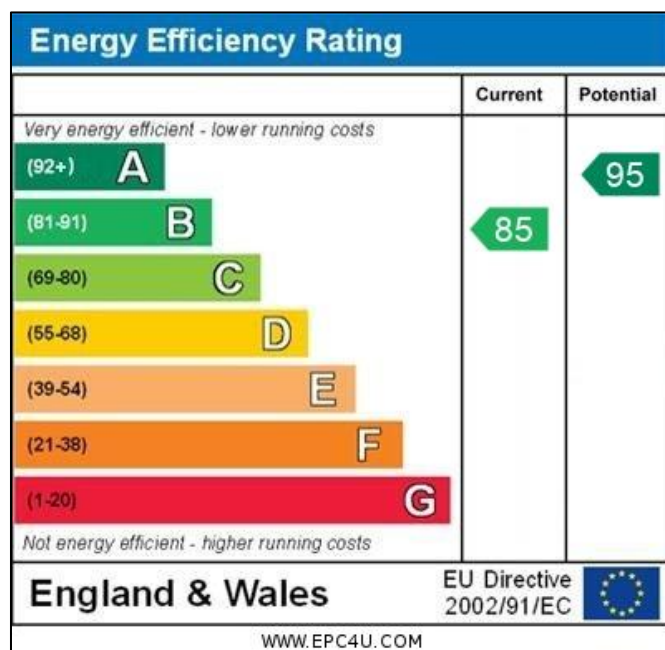
WHAT3WORDS ///bared.simple.fries

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

