



ROSSETTI



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City Road, Truro, Cornwall, TR1 2JL

Truro City Centre Location Perranporth Beach - 9 miles  
Falmouth - 11 miles

## A fabulous three-bedroom detached dormer bungalow in a Central City location

- Central City Location
- South West Facing Garden
- Large Sun Deck
- Freehold
- Three/Four Double Bedrooms
- Good Sized Garden
- Off Street Parking and Garage
- Council Tax Band D

Guide Price £475,000

### SITUATION

Rich in history and architectural heritage, Truro has the distinction of being the only city in Cornwall. Dominated by the splendid three spired cathedral which stands at its heart, this ancient port is situated in a valley at the head of the beautiful river bearing its name and now forms the retailing, administrative and cultural centre of the county. A stroll around the centre will find numerous restaurants, cafés and public houses together with a wide variety of independent and national retailers.

The centrally located train station, only a short walk from City Road, links directly with London Paddington, whilst a number of daily scheduled domestic and international flights depart from Newquay Airport, which is only 20 miles away.

### DESCRIPTION

A fantastic three/four bedroom detached dormer bungalow offering flexible accommodation, close to the heart of Truro City centre.



Upon entry through the front door, a spacious entrance hall welcomes you into the residence. The dining room/bedroom four, placed off the hallway, is illuminated by a front aspect double glazed window, providing a well-lit and inviting space.

Moving along the hallway, bedroom three can be found; a sizable double room with a front aspect window and built in bespoke wooden office furniture. Continuing through the property, you will find the shower room featuring a walk-in shower, toilet, and wash basin. The lounge is at the rear of the property, with two sets of double glazed sliding doors and space to facilitate a dining table. This room catches the afternoon sun making it a great space to relax in year-round and seamlessly connects the home to the sizable garden. A wood/glass door connects the lounge to kitchen. The kitchen has rear aspect windows, fitted cupboards, integrated appliances, stainless steel sink with draining area and tiled flooring. The door at the end of the kitchen leads you into a porch with space to hang coats, store shoes etc, the door to the front of the property and door into garage. The garage has a utility area with sink, door to w/c and door into the garden.

The upper floor of the property has two double bedrooms, both with built in storage and rear aspect double glazed windows. Between these bedrooms you will find a shower room with toilet, double walk in shower, his and hers sinks and a rear aspect window.

### **OUTSIDE**

Rossetti has ample off-street parking, garage with electric door, front lawn and borders. The property benefits from side access which leads you to the rear garden. The rear garden is an exceptional space with large sun deck, fantastic lawn, mature trees, hedges and shrubs.

### **VIEWINGS**

Strictly by prior appointment with Stags Truro office on 01872 264488

### **SERVICES**

Mains drainage, water and electric. Electric radiators.

### **DIRECTIONS**

Driving down the hill on Lemon Street, turn left onto Charles Street and past our office, continue on this road for 0.2 miles and the property will be on your left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1259 sq ft / 116.9 sq m (excludes void)  
 Limited Use Area(s) = 32 sq ft / 2.9 sq m  
 Garage = 169 sq ft / 15.7 sq m  
 Total = 1460 sq ft / 135.5 sq m  
 For identification only - Not to scale

Denotes restricted head height

**First Floor**  
 Bedroom 1: 4.90 x 3.61m (16'1" x 11'10")  
 Bedroom 2: 4.27 x 3.71m (14' x 12'2")

**Ground Floor**  
 Kitchen: 3.30 x 2.69m (10'10" x 8'10")  
 Sitting / Dining Room: 6.15 x 4.11m (20'2" x 13'6")  
 Dining Room / Bedroom 4: 3.61 x 3.40m (11'10" x 11'2")  
 Bedroom 3: 3.58 x 2.74m (11'9" x 9')  
 Garage: 5.41 x 3.00m (17'9" x 9'10")

RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		78	52
EU Directive 2002/91/EC			

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