



7 Alverton Court



Truro City

A delightful three-bedroom home set within a peaceful private cul-de-sac, conveniently located just a short walk from Truro city centre.

- Three Bedroom Home
- Cul-de-sac Location
- Residents Parking and Garage
- Close to Truro City Centre
- Communal & Private Gardens
- No Onward Chain
- Freehold
- Council Tax Band C

Guide Price £300,000



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 links directly with London Paddington, whilst a number of daily scheduled domestic and international flights depart from Newquay Airport.

DESCRIPTION

This charming home, set within a private cul-de-sac, offers a convenient location just a short walk from Truro city centre. The accommodation includes three bedrooms, with two good double bedrooms on the first floor, and a ground-floor bedroom which is single size or could be a study dependant on needs.

The ground floor also boasts a bright dual-aspect living room with views over the private and communal gardens, a feature fireplace, and a fitted kitchen with a range of units, storage options, and a glazed door leading to the rear garden.

Upstairs, the landing provides access to a spacious airing cupboard, two double bedrooms, and a family bathroom with a shower over the bath.

OUTSIDE

The rear garden is fully enclosed and features a well-maintained lawn bordered by shrubs, plants, and flowerbeds. A paved pathway leads to a hardstanding area that

includes a timber shed, offering practical storage. At the front, the property benefits from a private lawn with steps leading to property and communal gardens, also laid to lawn, providing an inviting and open outdoor space. The property comes with a single garage, parking and an attached storage room which other owners in the development have included in the main house and created a shower room.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

SERVICES

Mains electricity, gas, water and drainage. Broadband speed up to 1000 Mbps, Mobile coverage indoors – Likely. Mobile coverage outdoors – Likely.

DIRECTIONS

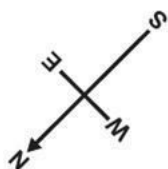
Driving up Mitchell Hill, pass the Rising Sun public house on your left and continue for approximately 0.1 mile. Take the discrete right-hand turn, just before the Magistrate's Court turning, into Alverton Court and drive straight ahead to the car park. Please park in a visitor space and cross the lawn to locate Number 7, Alverton Court.

AGENTS NOTE

The property is subject to a covenant which dictates that all properties within Alverton Court must maintain the same front aspect aesthetics and that the communal gardens be maintained.

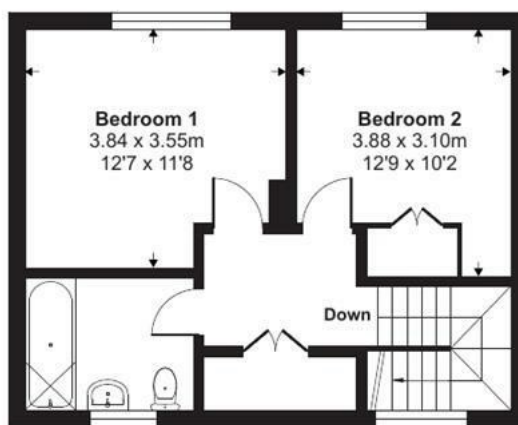
In order to maintain the communal gardens all residents pay a monthly share of the upkeep costs.



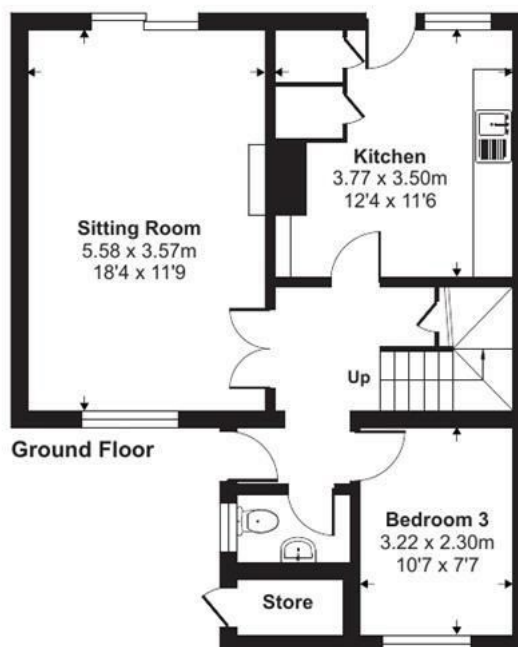
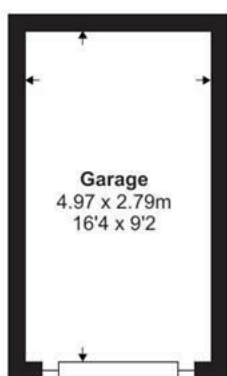


Approximate Area = 1030 sq ft / 95.6 sq m
 Garage = 149 sq ft / 13.8 sq m
 Store = 13 sq ft / 1.2 sq m
 Total = 1192 sq ft / 110.6 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Stags. REF: 1220048

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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(49-54) E	
(41-48) F	60
(35-40) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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