



5 Swan Court

5 Swan Court, Bosvigo Road, Truro, TR1 3DQ



SITUATION

Swan Court is set in a city centre location with easy access to a wide variety of restaurants and pubs together with a cinema and the Hall for Cornwall. The Royal Cornwall Hospital is around 2 miles away.

The ancient port and market town of Truro situated in a valley at the head of the beautiful river bearing its name is dominated by the splendid three spired Cathedral standing at its heart. Forming the administrative and cultural centre of Cornwall, the city offers a comprehensive range of retail and leisure amenities together with the county's leading educational facilities.

Public transport links are excellent with Truro having a main line rail connection to London Paddington and flights departing to international and domestic destinations from Newquay airport on the north coast.

DESCRIPTION

Tucked away in a secluded yet exceptionally convenient setting, this beautifully appointed two-bedroom, single-storey bungalow style property offers modern living just moments from Truro city centre. Converted in 2014 and positioned behind the historic former Swan Inn public house, the property combines privacy, security, and contemporary style with excellent accessibility.

Inside, a generous open-plan layout seamlessly connects the lounge, kitchen, and dining areas, creating a bright and inviting living space. The contemporary kitchen is fully equipped with integrated appliances including a fridge freezer, dishwasher, electric oven, hob, and extractor and provides dedicated space for both a washing machine and tumble dryer. A valuable walk-in pantry adds further storage convenience.

The spacious reception area enjoys a westerly aspect, allowing natural light to flood the room and offering direct access to a sheltered courtyard perfect for alfresco dining and outdoor relaxation. Off the inner hallway, two

well-proportioned double bedrooms are served by a superbly finished wet room.

Tastefully decorated in neutral tones, the property also benefits from intelligent electric heating and double-glazed windows and doors throughout.

OUTSIDE

Brick paved courtyard style garden behind wrought iron double gates.

SERVICES

Mains water, electricity and drainage.

Mobile coverage is likely indoors with EE, Three, O2 and Vodaphone (Ofcom).

Basic broadband upto 18 Mbps and Ultrafast upto 1800 Mbps available (Ofcom).

Satellite/ Fibre are available with BT and Sky (Ofcom).

TENURE/ SERVICE CHARGE

999 years from and including 1 January 2014.

Service charge is understood to be approximately £1,230 per annum to include insurance and ground rent.

VIEWINGS

Strictly by prior appointment via Stags Truro office.

DIRECTIONS

The property is located in a City centre position on Bosvigo Road which is within walking distance of our offices on Lemon Street.

PARKING

Parking is available on the road, close to the property and subject to spaces being available. A parking permit from Cornwall council for 'Truro Zone 8' will be required. All permits are subject to availability and approval.

AGENTS NOTE

General block view is shown. Number 5 is located on the ground floor at the rear of the building.

Train Station 1 mile Perranporth 11 miles
Newquay 15 miles Falmouth 12 miles

A contemporary and stylish two
bedroom bungalow style
apartment located centrally yet
tucked away in Truro centre.

- Two Double Bedrooms
- Open-plan Living Space
- Courtyard Style Gardens
- Tucked Away City Location
- Long Lease Balance
- Beautifully Presented
- Leasehold
- Council Tax Band - C

Guide Price £210,000



Approximate Gross Internal Area = 71.5 sq m / 770 sq ft

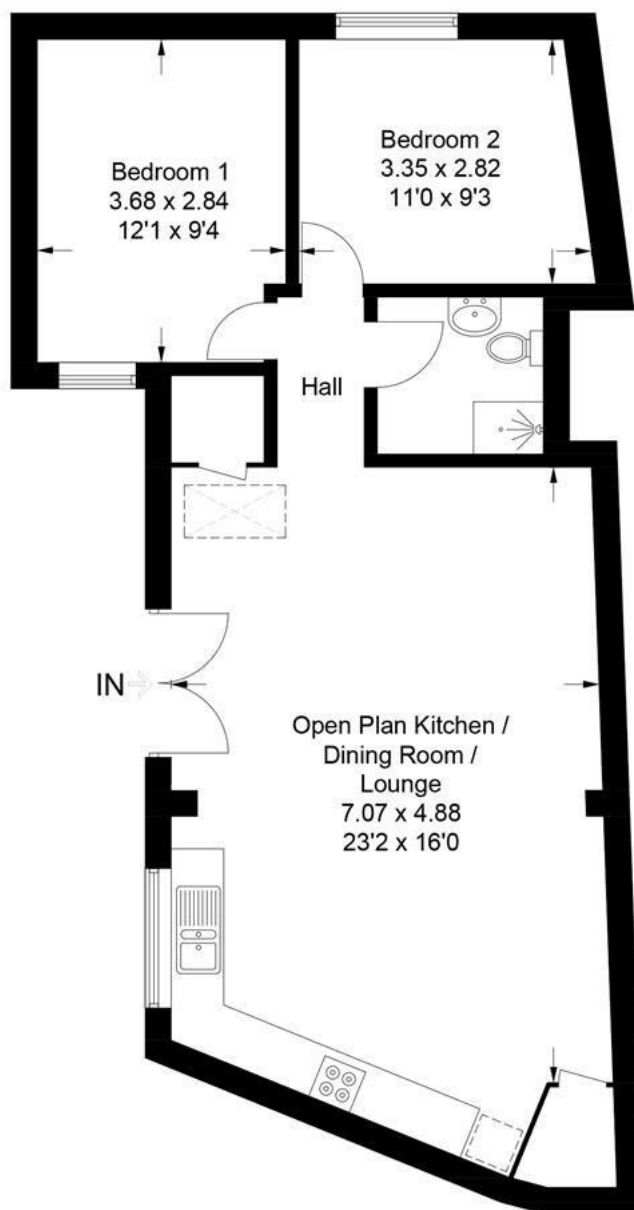


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1259776)

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		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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