



Sweet Meadow,  
Newbridge Lane, Truro

LODGE & THOMAS

ESTABLISHED 1892

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Sweet Meadow, Newbridge Lane, Truro TR3 6BN

**Best & Final Offers Invited by Friday 1<sup>st</sup> November 2024 at 12 noon**

**Guide Price - £350,000 Freehold**

*Tucked away in a pleasant rural setting, a detached bungalow set within approximately 1.2 acres of private gardens on Truro's western fringe.*

- Detached older style three bedroom bungalow
- Garaging and outbuildings inc. polytunnel
- 1.2 acres of extensive lawned gardens
- Small woodland & stream
- Excellent rural setting
- Exciting development opportunity





## The Property

This older style detached bungalow currently provides three bedroom accommodation and would benefit from general updating. It has three bedrooms, lounge, kitchen and bathroom together with conservatory room. The property has been re-roofed and most windows are uPVC double glazed.

For many, the main attraction will be the 1.2 acres of gardens that enjoy a sunny aspect at the top sloping down to a mature wooded area, bordered along one side by a private stream adjacent to the wonderful viaduct.

The property is approached over an unmade lane, which provides access to the neighbouring properties. Leading off the lane is a tarmac driveway which drops down along the front of the bungalow to the garaging and outbuildings. The gardens are laid mainly to lawn and incorporate a number of mature fruit trees, two single garages and a small workshop.



950 sq.ft. (88.2 sq.m.) approx.

**Council Tax Band:** C **EPC:** F84

### Mundic Test

A Concrete Screening Test was carried out by Cornwall Consultants in March 2012 which identified the blockwork within the property at the time as Class A which was considered acceptable for mortgage purposes. Although now out of date we do have a copy available on request.

### Services

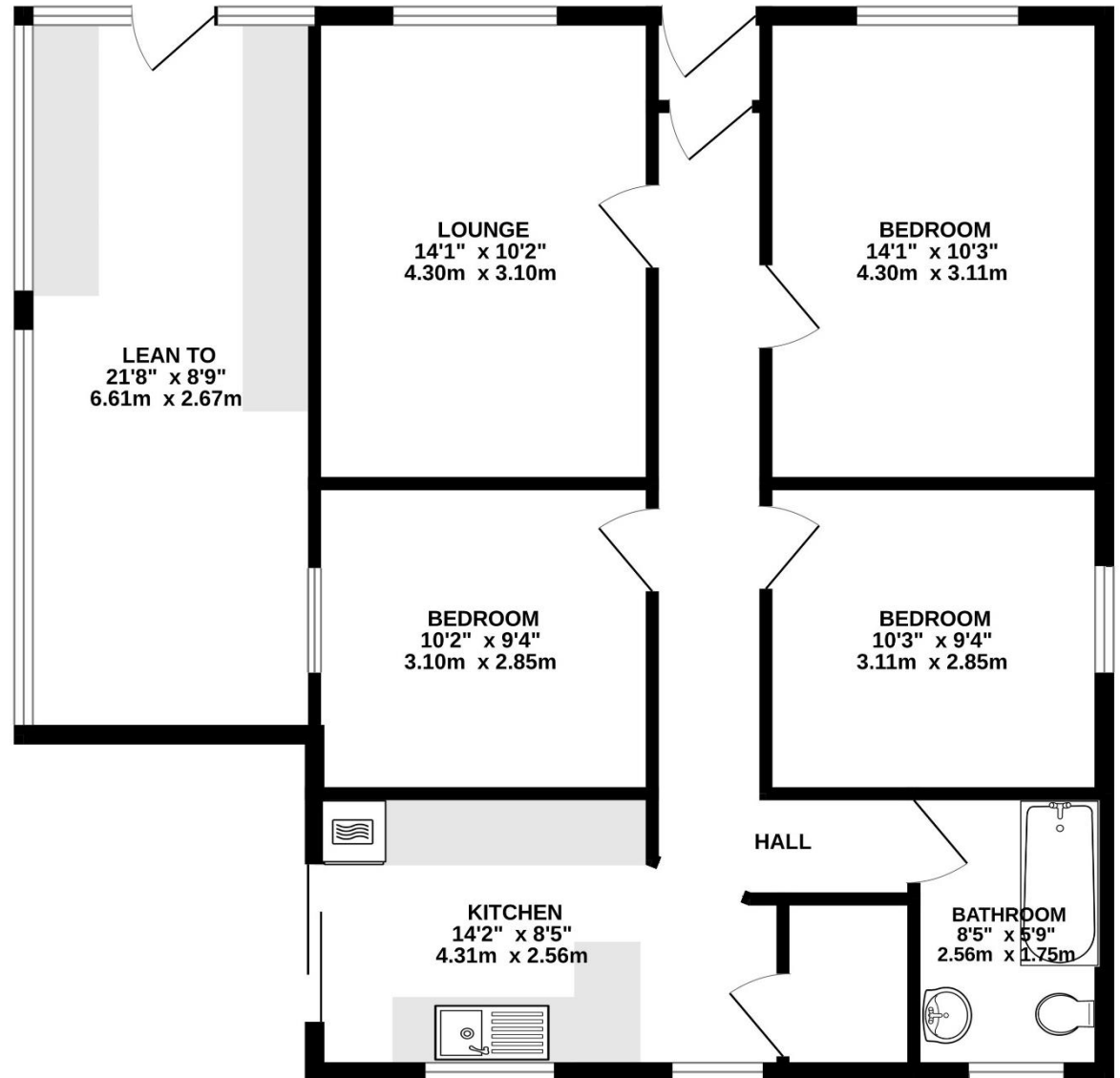
Mains electricity and water are connected to the property. Private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

### Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.





## Location

The property is located on the western side of the city within easy reach of the hospital and is approached over a long shared country lane. Due to its slightly elevated position, the property enjoys open views across surrounding countryside towards the woods in the distance. In many ways, the property offers the best of both worlds as it enjoys an attractive rural setting and yet it is no way isolated being only 2½ miles from the city centre. The area in which the property is located is covered by a blanket Tree Preservation Order.

## Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722  
email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

From Truro head towards to the Royal Cornwall Hospital at Treliske and continue through Hightown. At the top of the hill at the roundabout turn left by the Spar shop and then the fourth turning right signposted Newbridge Lane. Continue right to the bottom of the lane and continue past Truro Tennis Club. After passing through the ford, take the second left with the name of the property on a large tree. Continue right to the end of the lane where the property for sale is the last on the left just before the railway crossing.

**What3words**///cans.couriers.wide



**Not to scale. For indicative purposes only.**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

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