



7 Daubuz Close,
Truro

LODGE & THOMAS
ESTABLISHED 1892

7 Daubuz Close,
Truro, Cornwall TR1 3SS

Guide Price - £485,000 Freehold

- Bright spacious detached bungalow
- 3 bedrooms
- Enclosed mature gardens
- Summerhouse, shed and garage
- uPVC double glazed windows, doors and conservatory
- Gas central heating
- Quiet sought after cul-de-sac with wonderful views

This delightful modern bungalow provides comfortable accommodation that features uPVC double glazed windows and doors for economy and ease of maintenance, complemented by the comfort of gas central heating. It enjoys superb views over the valley towards the magnificent viaduct, beyond which are the iconic spiers of Truro Cathedral.



The Property

The well-proportioned accommodation comprises an entrance porch opening into a spacious hallway, radiating off which are a shower room/wc, 21ft dual aspect lounge/diner, a kitchen with integrated double oven, gas hob with cooker hood and fridge/freezer together with a washing machine and dishwasher. There are three bedrooms served by a bathroom with wc and a double shower cubicle. Leading off the lounge/diner is a conservatory with radiator for all year round comfort, overlooking the secluded rear garden.

One of the major attractions of this residential neighbourhood are the abundance of mature gardens. This property is no exception as the front garden is laid to lawn, bordered on two sides by well established shrubs and hedging. A driveway alongside provides off-road parking for at least two cars and access to the single garage with electric remote control roller door.

The rear gardens boast a southerly aspect and are an absolute delight, being enclosed with colourful shrubs and mature bushes bordering the lawn. To one corner is a sheltered pergola and summerhouse and to another, a useful garden shed.



EPC C Council Tax Band C

Services

Mains electricity, gas, water and drainage are connected to the property. 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.

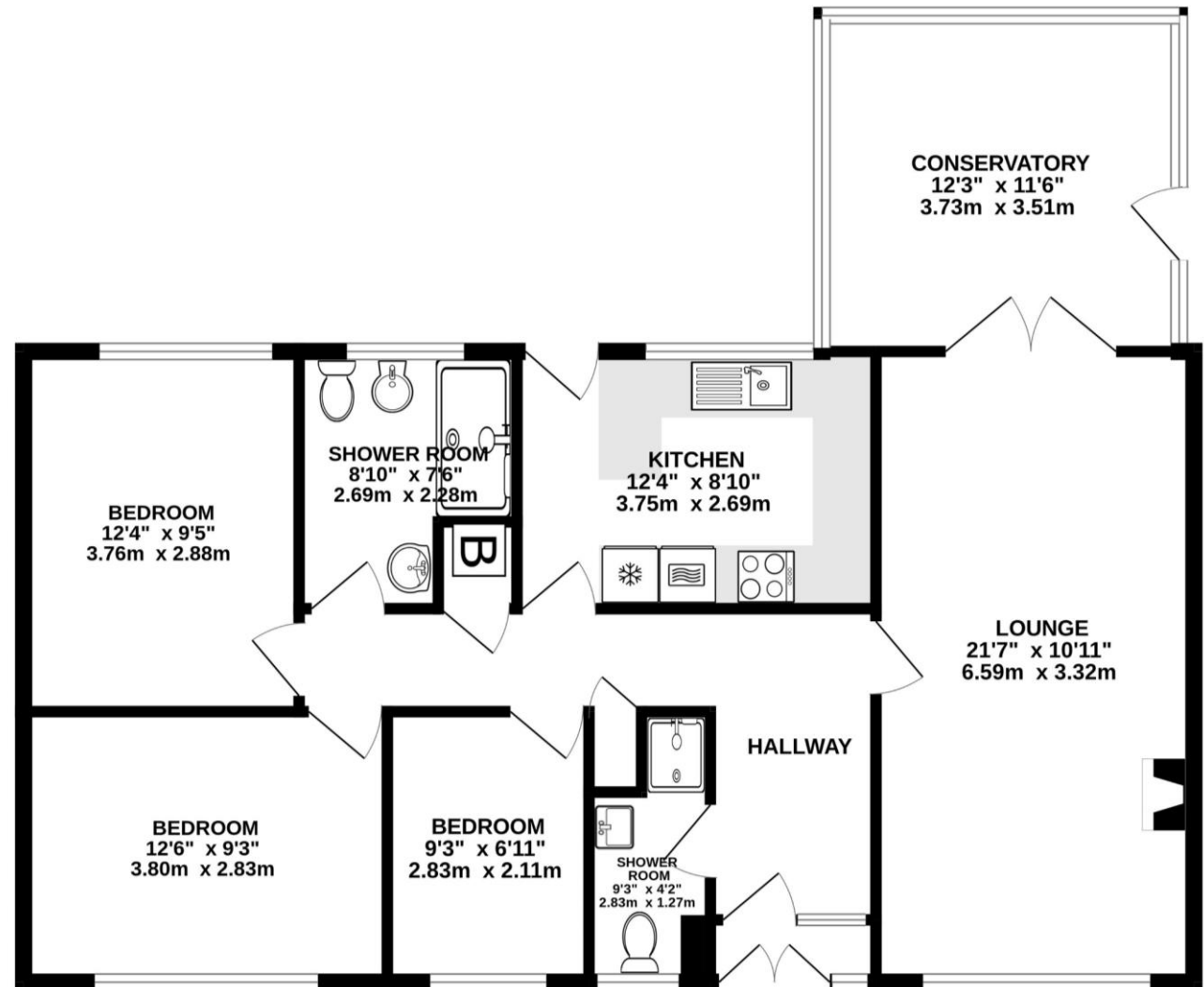
Wayleaves, Easements & Rights of Way

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.

1003 sq.ft. (93.2 sq.m.) approx.



Location

Daubuz Close is without doubt an address to which many will aspire. It may be a quiet and traffic free location, hidden away on the western fringe of Truro, but at the same time it is convenient to many amenities. A mainly level footpath provides quick and easy access on foot to the City centre, with the picturesque Victoria Gardens a little over ½ a mile away. On the other side are the scenic walks into the Idless Valley and woods, hugely popular with cyclists, dog walkers and joggers. Close to hand, and for those with families, are Truro Nursery School and St Mary's Church of England Primary School.

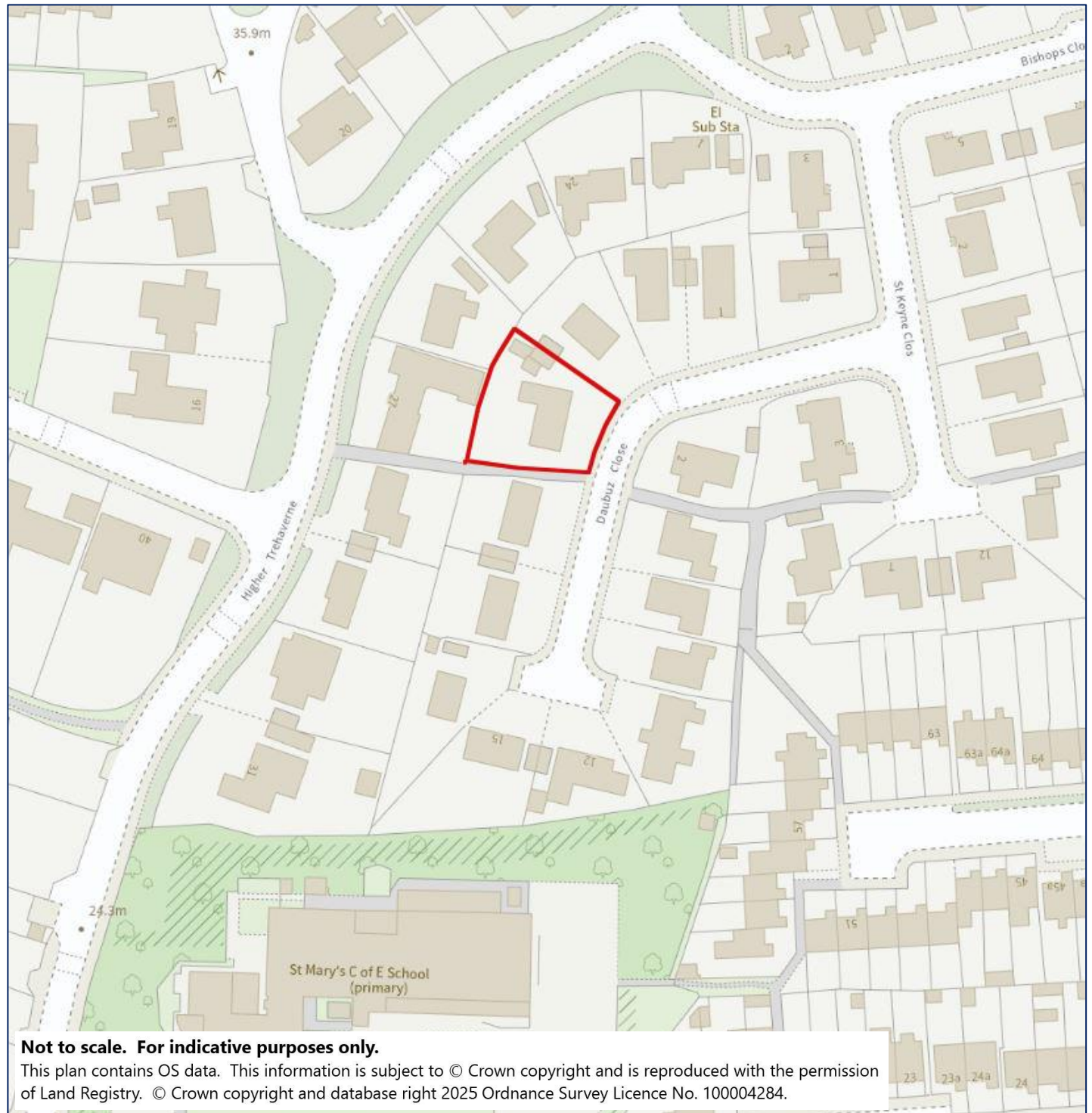
Viewing

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

Directions

From Truro City centre, head north-west along Kenwyn Road, passing under the railway line. Take the third turning right into Higher Trehaven and follow the road past the schools then bear right into Bishops Close. Take the first right into St Keyne Close and the next right into Daubuz Close where the property for sale will found on the right hand side identified by a Lodge & Thomas for sale board.

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Chartered Surveyors
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