



12 Redannick Crescent, Truro
Offers in Excess of £385,000



01872 272622 | hello@clivepearceproperty.com



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£385,000

A lovingly updated two double bedroom detached Art Deco style bungalow with outstanding city and cathedral views, off street parking and landscaped garden. The property has been re-roofed, had windows replaced, refitted kitchen, mains gas central heating renewed, re-wiring, refitted shower room and the garden has been landscaped. Excellent location close to Redannick allotments and playpark and walkable to the Thomas Daniell Pub, doctors' surgeries, mainline railway station and city centre.

Property Description

Why You'll Like It

This two double bedroom detached art deco style bungalow has been lovingly updated while retaining the overall period character. The comprehensive improvements included re-roofing the bungalow along with rewiring and plumbing, and replacing the UPVC double glazed windows. The layout was improved, and French doors added to take advantage of the pretty gardens, in addition, the kitchen was refitted along with the shower room and stylish engineered oak style flooring fitted to the principal rooms and hallways. Outside the current owners created access for off street parking and landscaped the garden. The beautiful views of Truro Cathedral are a major feature of this delightful property, which has a light and bright feel. The entrance to the property is a replacement front door with side screens, styled in keeping with the original deco architecture. The entrance hallway is wide and there are useful storage cupboards and an oversize loft hatch with pulldown ladder. The living room is a good size and has dual aspect corner windows with a cathedral view. The kitchen has been beautifully refitted with a range of grey shaker style units, eyelevel Bosch multifunction single oven and gas hob with chimney style extractor. There is space and plumbing for a washing machine and also space and plumbing for an American style fridge freezer, we particularly love how this room has been transformed by connecting with the dining space and creating French doors, again maximising the view but also giving access to a secluded patio which is the perfect place for morning coffee. There are two double bedrooms and the main bedroom has a bay window with gorgeous plantation shutters. Bedroom two has French doors to the rear garden. The shower room has been refitted with a low profile, wet room style shower tray and rain style shower with oversize basin and dual fuel heated towel rail. Outside the gardens are delightfully sunny with charming different areas of landscaping, paving and decking along with an area of lawn and some very pretty planted borders. There is a shared side access which is useful for bringing large items around to the rear, whether there is a workshop/store. The property was tested for mundic block in 2016 and classified as A1 which means not mundic. Therefore the property was deemed suitable for mortgage lending at that time.

Where It Is

Redannick Crescent is just off Daniell Road which is conveniently situated at the top of Lemon Street, with the amenities of Truro City just a short stroll away. Transport links are excellent with regular buses and the mainline train station is just a short walk away. School provision locally is good with both primary and secondary schools nearby including Bosvigo Primary School and Truro High School both within walking distance. The Redannick area of the city has a friendly community who enjoy the amenities such as the play park and the allotments and there is even a small theatre where you may well see your friends and neighbours in local productions! The Thomas Daniell pub provides a wonderful local to meet up in and offers great food.

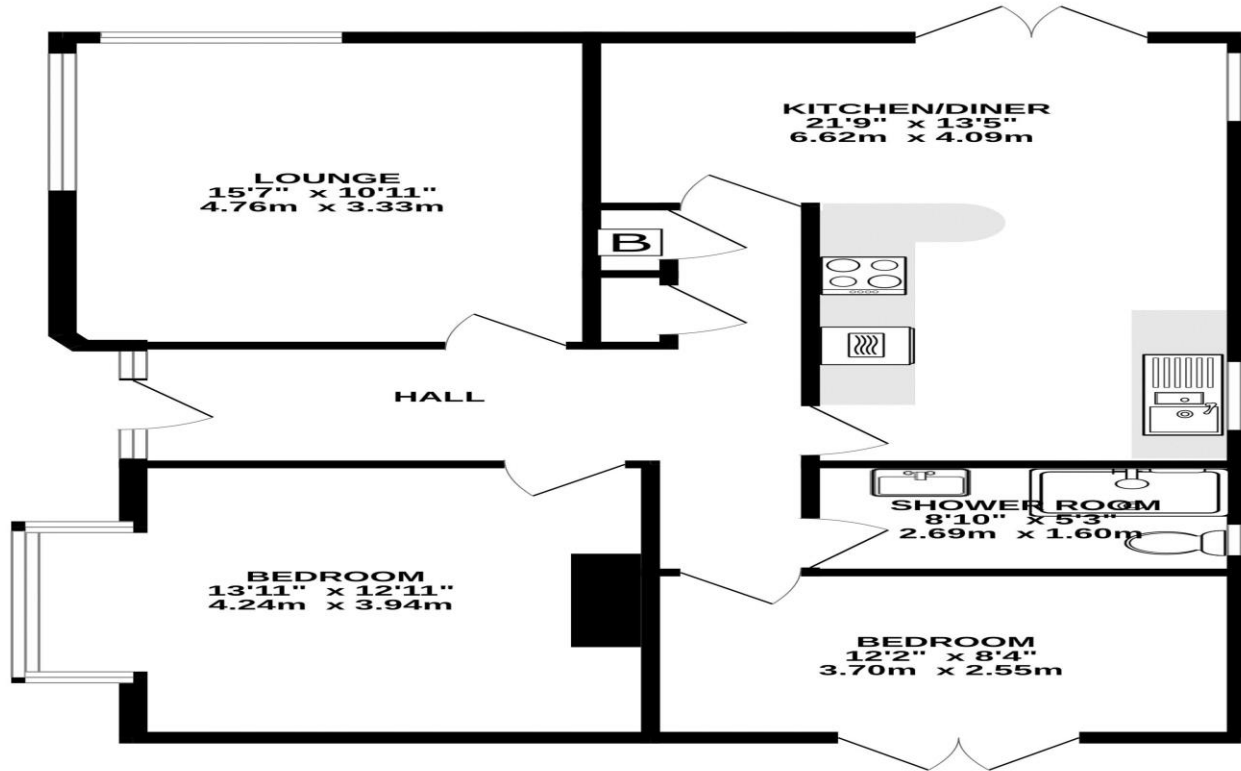
Services And Tenure

The property is freehold and has mains water, mains drainage, mains gas and mains electricity. Council tax band C In 2016 the property was tested for mundic and classified as A1 (i.e. not mundic) and suitable for mortgage lending at that time.

Important Information

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GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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31 Lemon Street Truro Cornwall TR1 2LS
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