



4 The Cedars, Truro

£295,000



CLIVEPEARCE

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£295,000

A beautifully appointed three bedroom ground floor apartment in the highly regarded Cedars development by renowned quality local builders Rosemullion Homes. Excellent location just off Falmouth Road. Off street allocated parking space plus visitor parking.

Property Description

Why You'll Like It

The Cedars is a high quality development by Rosemullion Homes just off Falmouth Road in Truro and this three bedroom spacious apartment is located on the ground floor with excellent accessibility from the parking area where there is allocated and visitor parking. The front door to the building has an entry system. Once inside the lobby the front door to the property is the first on the left. Stepping inside, you enter a generous hallway with coat cupboard and airing cupboard. The living and dining room is a good size and has a glass door to a covered patio area at the front. The kitchen is semi open plan to the lounge via a squared arch and is fitted with a range of base, wall and tower units. The work surfaces are polished granite and there are integrated appliances with the double electric oven, gas hob, chimney extractor, washing machine, dishwasher and fridge/ freezer all built-in. A handy back door opens to an enclosed, sunny patio / courtyard garden. There are three bedrooms with bedroom one having an en-suite shower room and built-in wardrobes. Bedroom two is also a generous double and the family bathroom has a shower over the bath with glass shower screen. The quality of internal fitments is superior with lovely panelled internal doors and smooth skimmed and coved ceilings. There are communal gardens dominated by a beautiful mature tree and the property has an allocated parking space along with some visitor spaces. There is a bin store for residents and a locked gate to Falmouth Road for the exclusive use of The Cedars residents.

Where It Is

The Cedars is a select development located towards the end of Park View which is ideally located for access to the city either on foot or by car. Falmouth Road is adjacent and there's a locked gate to Falmouth Road for the exclusive use of residents of The Cedars. Truro is a vibrant cathedral city with a great array of shops, restaurants, pubs and bars. The Hall For Cornwall was recently rebuilt to provide superb theatre facilities and the Royal Cornwall Museum houses many interesting Cornish artifacts. There are a great array of state and independent schools to choose from and many supermarkets including Sainsbury's, Aldi and Waitrose. Transport is excellent with the mainline rail connection to London Paddington and there are

endless leisure possibilities close at hand with Trelissick National Trust House and Gardens a short drive away and sailing facilities at Loe Beach. Idless Woods is a beautiful Forestry Commission woodland and a great place for walks at the edge of the city.

Services And Tenure

The property is leasehold and has mains water, mains drainage, mains gas and mains electricity. Expiry of lease: 1/1/3006 Ground rent: £200pa Service charge: £1599pa Managing agent: Belmont Council tax E EPC C

Important Information

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GROUND FLOOR



4 THE CEDARS, PARK VIEW, TRURO, TR1 2FD

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Address: 4 The Cedars, TRURO, TR1 2FD
RRN: 2884-3028-9206-0177-1200

Energy Rating

Most energy efficient - lower running costs	CURRENT	POTENTIAL
(92 plus) A		
(81 - 91) B		
(69 - 80) C	78	78
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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