



15 Kingsley Close, Truro

£395,000



CLIVEPEARCE

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A spacious and well designed three bedroom detached bungalow in a sought after residential area close to the Royal Cornwall Hospital.

Property Description

Why You'll Like It

A very smart detached three bedroom bungalow located within a sought after area within walking distance of the Royal Cornwall Hospital, Truro College and Richard Lander School. Set back from the kerb with a most attractive landscaped front garden and driveway the brick finish is attractive. Once inside, the reception hall has excellent storage and cloaks cupboards. The living space is open plan yet well defined into to distinct areas. The lounge area has a feature fireplace and French doors to the garden and the dining area has ample room for a dining table and chairs. The kitchen is comprehensively fitted with matching cabinets and generous areas of work top. A useful door opens to the garden. There is a double oven and integrated gas hob with extractor above. The main bedroom suite has a built in wardrobes and an ensuite shower room with double sized shower cubicle, basin and WC. The two further bedrooms are both a good size and the family bathroom has a three piece bathroom suite. Outside, the garden has been thoughtfully landscaped for wasy maintenance. An well cared for property in a great location.

Room Dimensions

LIVING ROOM - 5.2M X 3.8M (17'1" X 12'6")

KITCHEN - 4.44 X 2.36 (14'7" X 7'9")

BEDROOM 1 - 3.26M X 3.09M (10'8" X 10'2")

BEDROOM 2 - 3.23.M X 2.77M (10'7"X 9'1")

BEDROOM 3 - 3.17M X 2.08M (10'5" X 6'10")

Where It Is

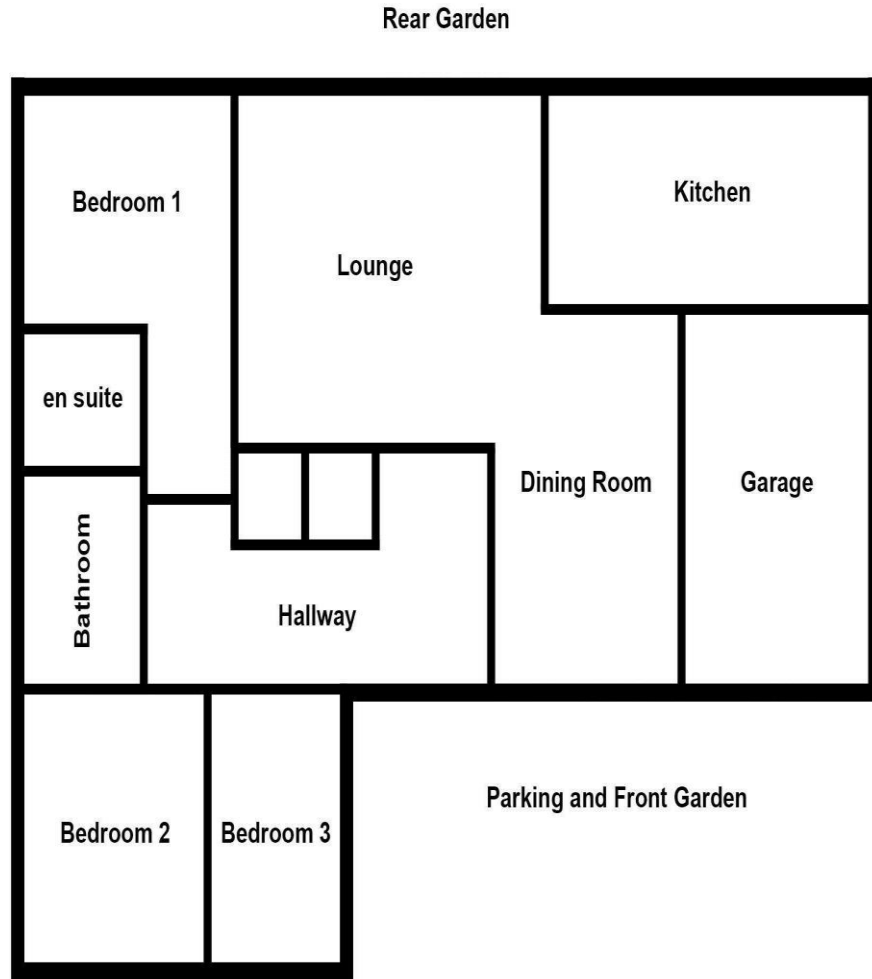
Kingsley Close is an exceptionally convenient location which while being ideal for access to Truro City, the college, hospital and Richard Lander School is also a great position for those needing access out to the main A30. There is a convenience store serving daily needs situated by Truro college and there are various footpaths leading towards The Royal Cornwall Hospital in one direction and and Threemilestone in the other. Lovely rural walks are close by and the surfing beaches of the north cornish coast are a short drive away as are the sailing waters of the south coast. Transport links are excellent with the mainline rail service linking to London Paddington and the north. Newquay airport has a good selection of internal and overseas flights.

Services and Tenure

Freehold. Council Tax Band D. Mains electric, water, drains and gas.

Important Information

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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