



22 Park View, Truro

£625,000



CLIVEPEARCE

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An exceptionally well presented and flexible, upgraded four double bedroom detached dormer style bungalow with ample block paved driveway parking, front and rear gardens and garage with electric roller door. Excellent location close to Truro High School and walkable into the city centre. Very recently re-roofed.

Property Description

Why You'll Like It

This four bedroom detached dormer style bungalow is set back in a generous yet relatively low maintenance garden plot in a very convenient and desirable location within walking range of the city centre, Truro High School for girls and The Thomas Daniell restaurant and pub. The property is beautifully presented, having been significantly upgraded and remodelled over time including most recently having had a replacement roof. To the front of the property there is a large block paved driveway with parking for a number of vehicles and the front garden has been patioed for ease of maintenance, and offers a sheltered and relatively private suntrap. The entrance to the property is a handy porch which opens to a wide inner hallway and the kitchen/ dining room. The kitchen has been refitted with a range of white handleless high gloss base wall and tower units and has gorgeous quartz solid work surfaces. The appliances are integrated with a 70/30 split fridge / freezer, wine cooler , Neff multifunction oven, Neff microwave combination oven and Bosch induction hob with chimney style extractor over. There is a practical utility room where the mains gas central heating boiler is located and also an additional sink, and space and plumbing for washing machine, and tumble dryer. The living room is generously proportioned and has a large picture window looking to the front garden along with a chimney in place, (should anyone wish to fit a wood burning stove). Towards the rear of the ground floor there is a cloakroom WC off the hallway and the primary bedroom with beautifully fitted en-suite shower room along with a further double bedroom complete this practical and accessible layout. Heading upstairs from the hallway there is a stylish stairway with oak banister and glass balustrade and up on the 1st floor there are two surprisingly large double bedrooms with additional space provided by the dormers and each bedroom on the 1st floor has fantastic city views including views of Truro Cathedral spire along with built-in storage. The family bathroom is beautifully appointed also with a large corner shower enclosure and a deep fill dual end bath with wall mounted taps. Outside, there is a garage with electric roller shutter door, and to the rear a generous garden which is primarily lawned but does have an area which has been set up for children's play equipment with bark chippings.

Services And Tenure

The property is freehold and has mains water, mains drainage, mains gas and mains electricity. Council tax band D

Where It Is

Park View is just off the upper end of Falmouth Road. The property is tucked away in a residential road and this area of the city has a number of paths and walking routes to the city centre including a pedestrian short cut into town via Hurland Road which makes walking to the city centre very pleasurable. Approximately 2.5 miles to the Royal Cornwall Hospital at Treliske. The north Cornish coast is 9 miles away and the south coast around Falmouth is approximately 12 miles away. The Cathedral City of Truro has all the handy amenities and shops one could need and also boasts a main line rail link between Penzance and London Paddington. From the property it is a pleasant stroll to The Hall For Cornwall which is Cornwall's state of the art theatre with many big name shows. There's a twice weekly farmers' market also and the cathedral has an exciting programme of events. Schooling nearby is excellent with a primary and secondary education nearby including Truro High School very near and Truro School within walking range.

Important Information

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GROUND FLOOR
1287 sq.ft. (119.6 sq.m.) approx.

1ST FLOOR
601 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1888 sq.ft. (175.4 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 errors, 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.

Made with Metropix (2025)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	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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