



8 The Leas, Truro

£275,000



**CLIVEPEARCE**

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£275,000

A beautifully presented two bedroom bungalow with garden and garage. Very sought after area of the city, tucked away on a no through road. NO ONWARD CHAIN.

# Property Description

## Why You'll Like It

Tucked away in a no through road just off the popular Uplands area of the city, this extended two bedroom bungalow is well presented throughout and offered without any onward chain. Steps from a block paved hard standing area take you to the front door where you enter a generously sized vestibule. Double French doors open through to the kitchen/breakfast room which has a range of attractive cream coloured cabinets, ample work surface including a breakfast bar, and an integrated gas hob, oven and extractor. The living room has patio doors to the sun terrace and garden. There are two good sized bedrooms and a bathroom with a white suite and shower over the bath. The garden is delightful and enclosed, with a lawned area and sun terrace. A single garage is located in the block near by. The property is warmed by gas central heating.

## Where It Is

The Leas is a cul de sac just off the Upland Crescent area of Truro and is highly sought after as it is within walking distance of the city centre and is also well served by public transport. There is a nearby local corner shop for everyday essentials. and a Waitrose is also close by. The city circular bus route incorporates this area too.

## Services and Tenure

Freehold. Council Tax Band B. Mains electric, water, drains and gas. Garage in block.

**Vestibule** 7' 0" x 5' 2" (2.13m x 1.57m)

**Kitchen/Breakfast Room** 15' 9" x 8' 7" (4.80m x 2.61m)

**Living Room** 14' 10" x 11' 8" (4.52m x 3.55m)

**Bedroom** 11' 6" x 11' 7" (3.50m x 3.53m) *maximum*

**Bedroom** 11' 6" x 9' 0" (3.50m x 2.74m) *maximum*

**Bathroom** 5' 10" x 6' 0" (1.78m x 1.83m)

## Important Information

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact.

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Information on the website about a property is liable to be changed at any time.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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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