



12 Arundell Place, Truro  
£650,000



CLIVEPEARCE

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£650,000

On the market for the first time in over 26 years, this superb four bedroom (main en-suite) detached family home is in a highly sought after cul de sac a short stroll from the city centre.



## Why You'll Like It

This attractive stone fronted four bedroom detached family house was constructed by renowned high quality local builders Rosemullion Homes and is situated in a tucked away cul-de-sac just off Falmouth Rd in Truro. The front elevation of the property is an elegant double fronted traditional design with a covered porch and the property occupies a generous landscaped plot with double garage and plentiful parking. Once inside you enter an entrance hallway with cloakroom/ WC and separate dining room. The ground floor space flows well with a large "through" living room with French doors out to the rear patio and there is a feature decorative fireplace as the focal point. The kitchen is appointed with a range of base and wall units with built in appliances and plenty of further appliance space including space and plumbing for a dishwasher and space for a tall fridge/ freezer. There is a separate utility room with space and plumbing for washing appliances and a utility sink along with a back door opening to the rear garden. Heading upstairs there is an impressive galleried landing connecting four generous bedrooms with the primary bedroom to the having built-in wardrobes and an en-suite shower room with basin and WC. There is a separate family bathroom with a shower over the bath, basin and WC. Outside, the plot is set back from the street with an attractive front garden. The garden has been thoughtfully landscaped with a lawned area and borders containing shrubs, and a patio area. There is ample parking for a number of vehicles on the tarmac drive and the property has a large detached double garage, double glazing and mains gas central heating.

## Where It Is

Arundell Place is a select cul-de-sac development located close to Falmouth Rd in Truro and near to Truro high School for Girls and the Thomas Daniell eating and drinking house which is a highly regarded local gastropub. There is

a regular bus service from nearby Falmouth Rd both down into the city and to neighbouring towns etc. The centre of Truro is within relatively easy walking range and Truro offers a fantastic array of local and national shops restaurants and cafes. The cathedral at Truro's heart has a varying programme of events and the Hall For Cornwall is Cornwall's theatre presenting a great range of shows. Truro mainline railway station is also walkable from here connecting with London Paddington and the north.

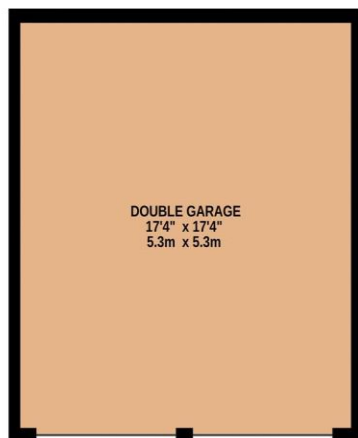
## Services and Tenure

<ul style="list-style-type: none"><li>• Freehold</li></ul>	<ul style="list-style-type: none"><li>• Mains electric, water, drainage &amp; gas</li></ul>
<ul style="list-style-type: none"><li>• Council Tax Band F</li></ul>	<ul style="list-style-type: none"><li>• Broadband – High speed /Ultrafast available in the area. Not currently connected.</li></ul>
<ul style="list-style-type: none"><li>• Flood Risk – very low</li></ul>	<ul style="list-style-type: none"><li>• Mobile Coverage – EE, Three, Vodafone, O2</li></ul>

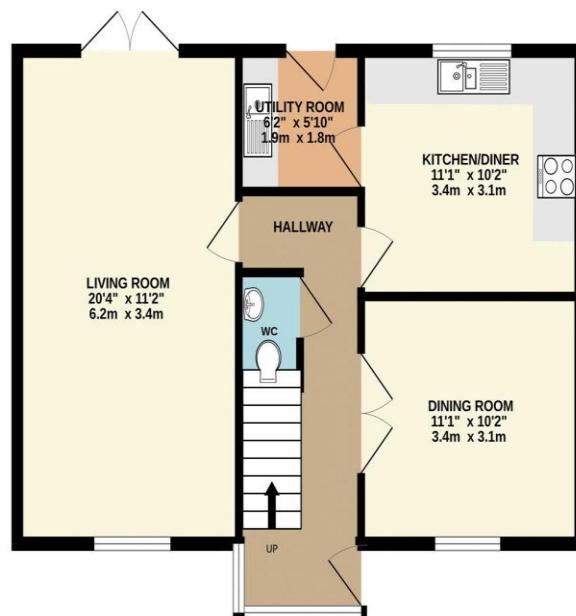
## Important Information

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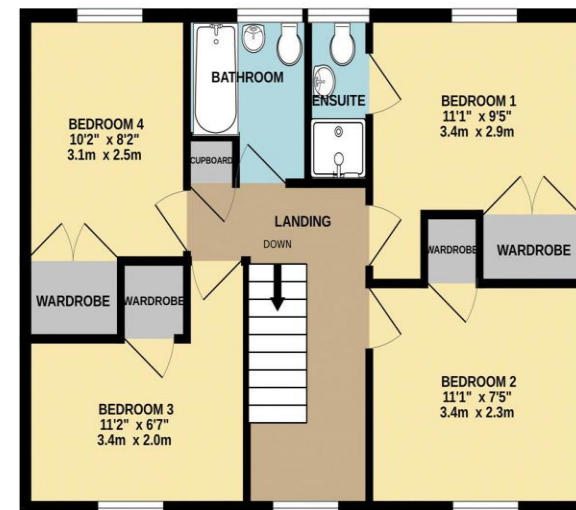
BASEMENT  
300 sq.ft. (27.9 sq.m.) approx.



GROUND FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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