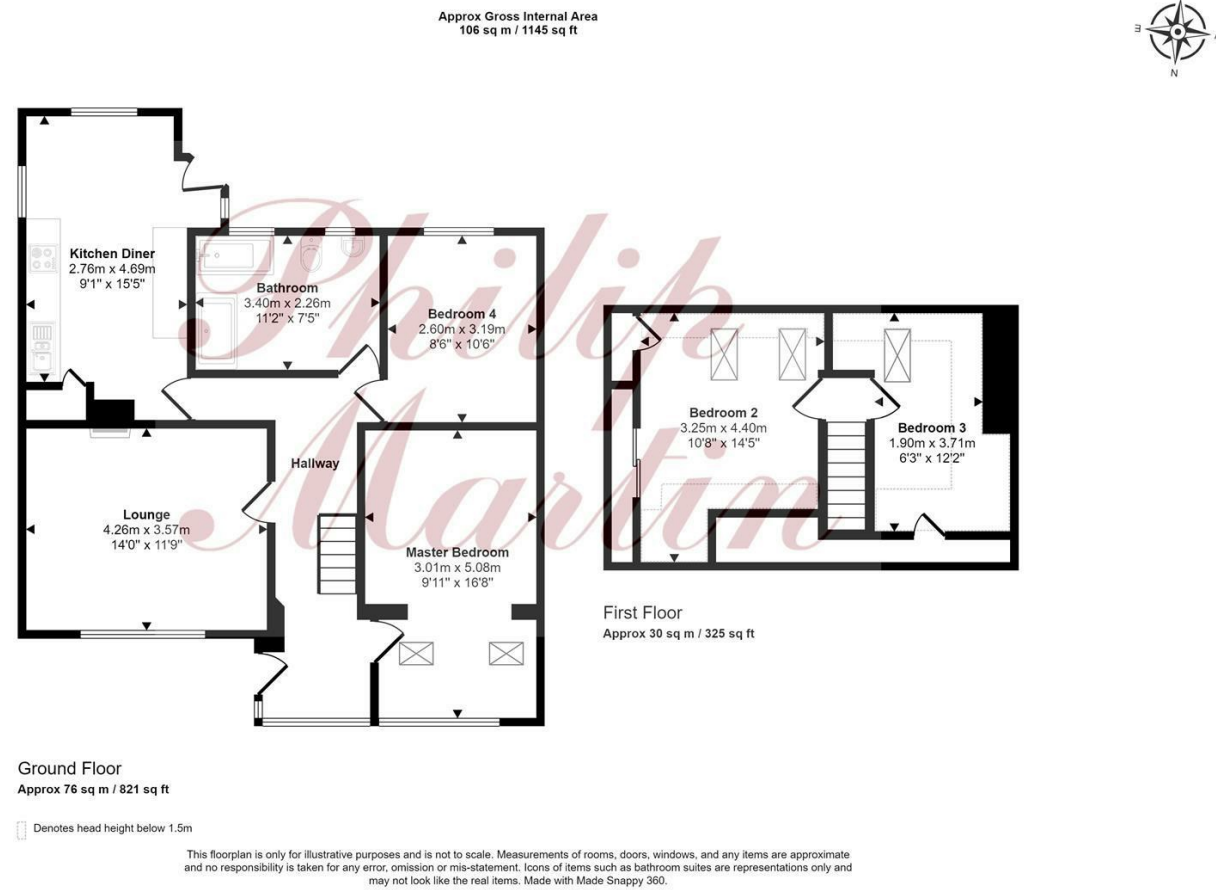


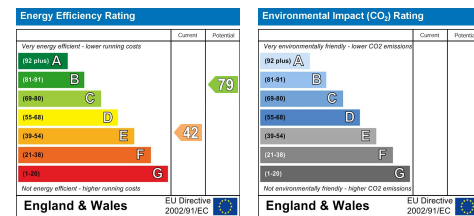
HIGHTERTOWN, TRURO



KEY FEATURES

- DETACHED BUNGALOW
- FOUR BEDROOMS
- KITCHEN/DINING ROOM
- SITTING ROOM
- BATHROOM
- REAR ENCLOSED GARDEN
- DRIVEWAY PARKING
- GARAGE
- CITY LOCATION
- VIEWING RECOMMENDED

ENERGY PERFORMANCE RATING



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37 HIGHTERTOWN, TRURO, TR1 3QE

DETACHED DORMER BUNGALOW SITUATED IN CITY LOCATION

This spacious four bedroom detached bungalow is situated in a convenient location within Truro; just a short walk from the Train Station and Treliske hospital. Much larger than first apparent, in all, comprising; entrance porch, hallway, kitchen/dining room, sitting room, four bedrooms and a bathroom. There is a driveway providing off road parking and a garage as well as front and rear gardens.  
EPC - E. Freehold. Council Tax - C.

OFFERS IN THE REGION OF £355,000

**THE PROPERTY**

37 Hightertown is a detached property which is situated in a favourable location within Truro; conveniently situated for the city centre, train station, Treslike hospital, schools and Truro College. During the current ownership, the property has been improved and updated and in all the accommodation comprises entrance porch, hallway, sitting room, kitchen/dining room, bathroom and two bedrooms to the ground floor with two further bedrooms to the first floor. There is a driveway parking for numerous vehicles, a detached garage and gardens to both front and rear.

**TRURO**

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

**GROUND FLOOR****ENTRANCE PORCH****ENTRANCE HALLWAY****SITTING ROOM**

13'11" x 11'8" (4.26m x 3.57m)  
Window to front. Radiator. Fireplace (not currently operational).

**KITCHEN/DINING ROOM**

15'4" x 9'0" (4.69m x 2.76m)  
A dual aspect room with window to side and rear. Comprising a range of base and eye level units with worktops over and tiled splashbacks. Space and plumbing for dishwasher, washing machine and tumble dryer. Inset stainless steel sink and drainer. Integrated oven with gas hob and extractor fan over. Space for fridge/freezer. Radiator. Cupboard housing mains gas boiler. Door to rear garden.

**BEDROOM ONE**

16'7" x 9'10" (5.08m x 3.01m)  
Window to front. Radiator.

**BEDROOM THREE**

10'5" x 8'6" (3.19m x 2.60m)  
Window to rear. Radiator.

**BATHROOM**

11'1" x 7'4" (3.40m x 2.26m)  
A large bathroom comprising a double walk in shower cubicle, bath, wall mounted hand wash basin and low level w.c. Two obscured windows to rear, heated towel rail and extractor fan.

**FIRST FLOOR**

Doors into;

**BEDROOM TWO**

14'5" x 10'7" (4.40m x 3.25m)  
Velux window to rear. Fitted storage cupboards.

**BEDROOM FOUR**

12'2" x 6'2" (3.71m x 1.90m)  
Velux window to rear. Fitted storage cupboards.

**OUTSIDE**

There is a driveway providing off road parking for numerous vehicles to the front and side of the dwelling leading to the garage. The front garden is laid to lawn with mature shrubs whilst the rear garden is completely enclosed and therefore perfect for children and pets. The rear garden is laid to a combination of patio and chippings with plenty of privacy to enjoy the sunny aspect throughout the day.

**GARAGE**

Double door to front and window to side. Useful storage space.

**SERVICES**

Mains water, electric, drainage and gas.

**N.B**

The electrical circuit, appliances and heating system have not been tested by the agents.

**TENURE**

Freehold.

**COUNCIL TAX**

C.

**DIRECTIONS**

From Truro city centre proceed in a westerly direction along the A390. After passing the County Arms public house and then Hightertown Veterinary Clinic on the left hand side; the property can be found shortly after on the left hand side where a Philip Martin for sale board has been erected.

**VIEWING**

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

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