

BOSCAWEN WOODS, TRURO



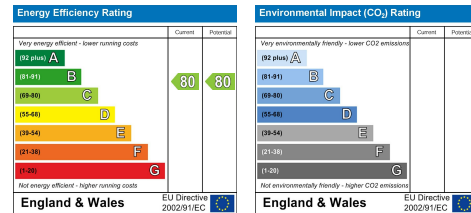
Total area: approx. 69.0 sq. metres (742.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor-plan, measurements are approximate and no responsibility is taken for any error or omission. The plan is for representation purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

KEY FEATURES

- Two Double Bedrooms
- Master En-Suite
- Sitting/Dining Room
- Kitchen
- Bathroom
- Enclosed Rear Garden
- Parking
- G C Heating & Double Glazing
- Popular Location
- No Chain

ENERGY PERFORMANCE RATING



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27 BOSCAWEN WOODS, TRURO, TRI 1UE  
TWO BEDROOM PROPERTY SOLD WITH NO CHAIN

27 Boscawen Woods is a two bedroom duplex apartment situated in a popular location in Truro. Built to a high standard in 2016 and with the remainder of the ten-year NHBC, the property provides the perfect opportunity for low maintenance living or as an investment purchase. Well presented, the accommodation comprises kitchen/dining/sitting room, utility room and cloakroom to the ground floor with two bedrooms (master en-suite) and a bathroom to the first floor. There is an enclosed rear garden and an allocated parking space. Being sold with no chain, viewing is highly recommended.

EPC - C. Leasehold. Council Tax - D.

GUIDE PRICE £275,000

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## THE PROPERTY

27 Boscawen Woods is a modern duplex apartment situated in a popular residential development close to Truro city centre, to Boscawen Park and to Malpas village. The property was built to a high standard in 2016 and benefits from the remainder of the ten-year NHBC. The accommodation is light and spacious and in all comprises; to the ground floor; entrance vestibule, kitchen/dining/sitting room, utility and w.c. whilst to the first floor are two double bedrooms - the master with an en-suite shower room - and a bathroom. There is an allocated parking space for one vehicle as well as a sunny, enclosed garden at the rear. Windows are double glazed and the central heating is mains gas fired. The property is offered for sale with vacant possession and no onward chain. Although ideally suited to full time occupation the property is equally suited to investment purposes, with a monthly rental of £995pcm achievable.

## 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

### KITCHEN & SITTING/DINING ROOM

27'0" x 12'5" (8.23m x 3.8m)  
Comprising a range of base and eye level units with worktops over and inset stainless steel sink and drainer



unit. Integrated dishwasher and oven. Gas four ring hob with extractor fan over. Breakfast bar providing dining space.

Within the living space there is a window to front. Radiator. Wall mounted seating area.

### UTILITY ROOM

Space and plumbing for washing machine and wall mounted gas boiler.

### CLOAKROOM

Obscured window to rear comprising wall mounted hand wash basin and low level w.c.

## FIRST FLOOR

### BEDROOM ONE

11'11" x 10'9" (3.64m x 3.29m)  
Window to front. Radiator.

### EN-SUITE

Comprising shower cubicle, wall mounted hand wash basin and low level w.c. Extractor fan and heated towel rail.

### BEDROOM TWO

10'7" x 10'7" (3.23m x 3.24m)  
Window to rear. Radiator.

### BATHROOM

5'6" x 7'3" (1.69m x 2.22m)  
Comprising bath, wall mounted hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.



## OUTSIDE

There is an enclosed rear garden with timber fencing laid to chippings for ease of maintenance. Timber storage shed and separate side access. Water tap.

## SERVICES

Mains water, electricity, gas and drainage.

## N.B

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

## COUNCIL TAX

D.

## TENURE

Leasehold.

## DIRECTIONS

From Trafalgar roundabout proceed towards Malpas village and after approximately one mile and immediately opposite the car park for Boscawen park, turn left at the mini roundabout into Boscawen Woods. Proceed up into Boscawen Woods, bearing second left and number 27 can be found immediately ahead.

## 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.

## DATA PROTECTION

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