



**CORNISH
BRICKS**

3 Polruan Road, Truro

Guide Price **£265,000**



3 Polruan Road

Truro, Truro

2 BEDROOM HOME set within a **LARGE PLOT** with **PLANNING PERMISSION FOR A 2 BEDROOM DETACHED HOUSE**

SOUGHT AFTER & CONVENIENT AREA, across from the **AWARD WINNING BOSCAWAN PARK** renowned for its manicured gardens on your doorstep and just a **SHORT WALK TO THE CITY CENTRE** and the beautiful **MALPAS VILLAGE**, with a **REGULAR BUS SERVICE** at the end of the walkway, great area for any age

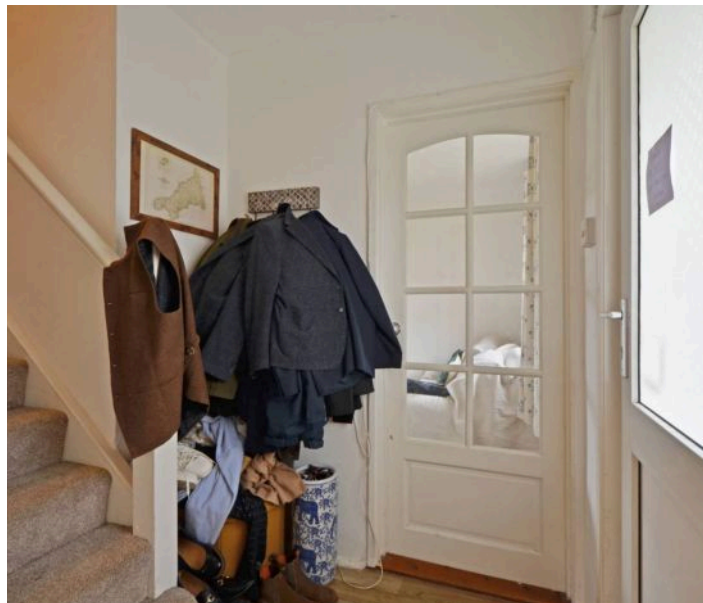
The property is in need of clearing but if you can look past this OFFERS MODERN KITCHEN & BATHROOM, 2 DOUBLE BEDROOMS, ELEVATED RIVER VIEWS, LOUNGE WITH WOOD BURNER, huge FRONT & REAR GARDENS, POTENTIAL FOR PARKING.

NO ONWARD CHAIN – PLANNING REF PA22/08288

LOCATION:

The property is just off Malpas Road, the picturesque riverside road linking the cathedral city of Truro to the Creekside village of Malpas and is just minutes from the city centre!

The property is minutes from the river, Boscawen park which has won many awards in the Britain In Bloom competition for its beautifully manicured gardens, the cricket club and tennis courts with Boscowan woods close by. Malpas Village is within walking distance which benefits from the popular Heron Inn public house which overlooks the river, a new village hall and a slipway.





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You are a short walk from Truro City centre the retail and commercial centre of Cornwall, with the famous Cathedral lying at its heart and steeped in history and features many wonderful Georgian terraced streets. The city centre offers all the handy amenities, retail shops, cinema, theatre, restaurants and bars. Truro offers great transport links to get around the county with the benefit of a good rail link to London and beyond.

PROPERTY:

You enter into the entrance hallway with door leading to the living room with large window to front aspect taking in the elevated views. Wood burner with surround. Wall mounted electric radiator.

The kitchen breakfast room is a good size, with space for a kitchen table, the kitchen is fitted with a range of base and wall units with worktops over, inset sink with tap over, Integrated slim line dishwasher, washing machine. Window to rear aspect. Large under stairs 'pantry'. Wall mounted electric radiator.

There is a side hallway and outbuilding with W.C to the rear, access to the garden.



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The first floor has two double bedrooms and the bathroom, which is fitted with white three piece suite comprising bath with electric shower over , WC and wash hand basin. Opaque window to rear aspect. Wall mounted electric towel rail.

BUILDING PLOT:

The owners has planning in place for a detached house within the garden and the formation of a parking area to serve the existing and the new dwelling. Details can be found under planning reference. PA22/08288.

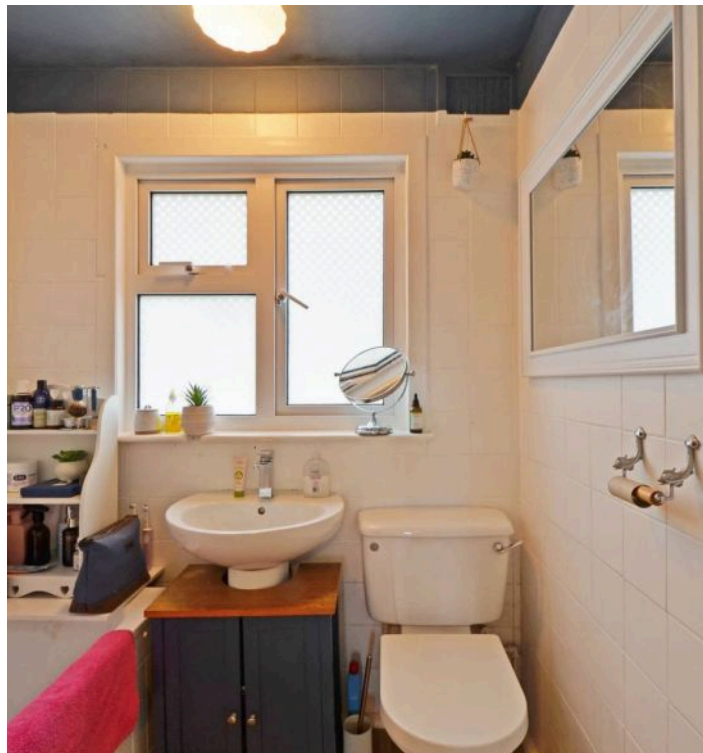
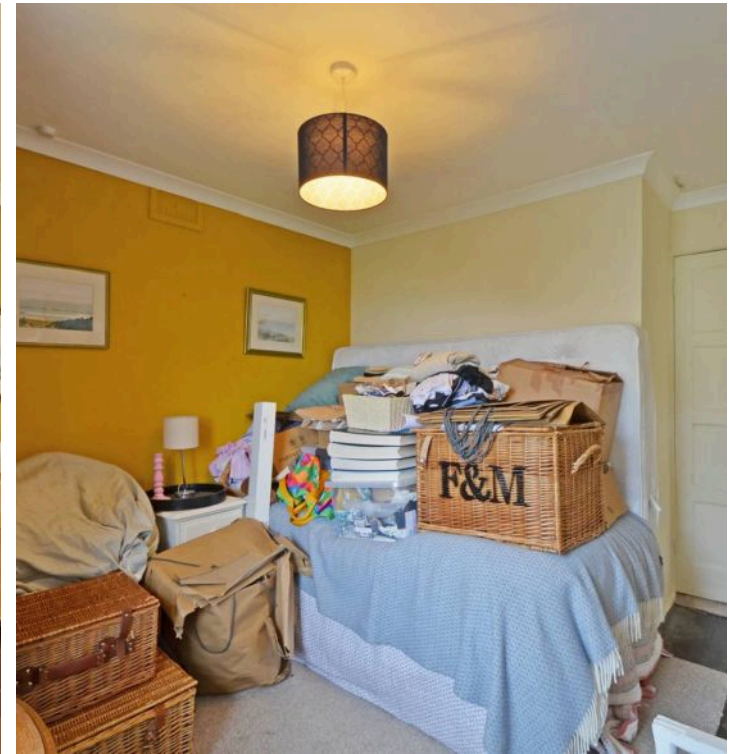
EXTERNALLY:

The gardens extend to the rear, side and to the front and are mature with a range of shrubs and plants as well as areas of lawn. Part of the planning permission is to create a parking area although currently there is ample off road parking available.

TENURE: Freehold

HEATING & GLAZING: Electric heating & UPVC double glazing.

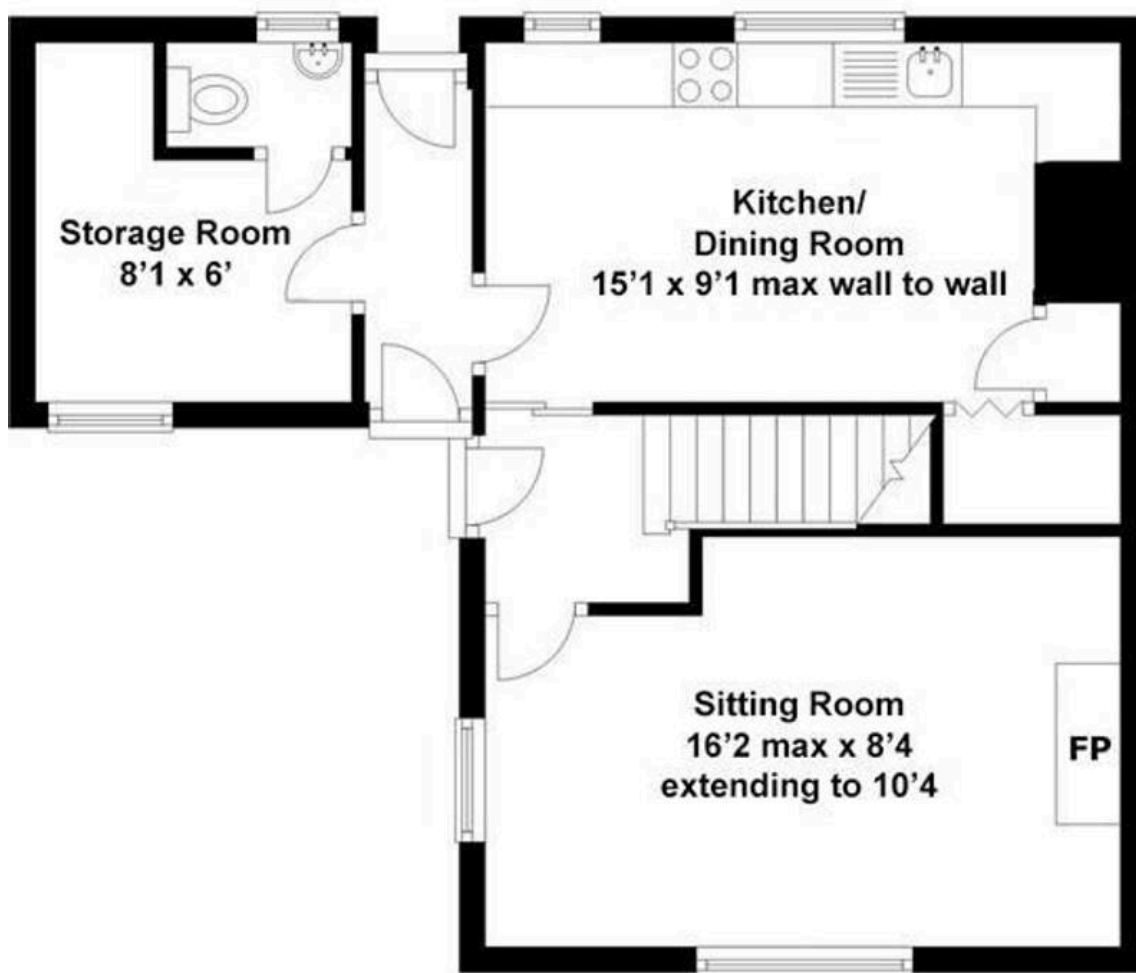
SERVICES: Mains water, drainage & electricity.





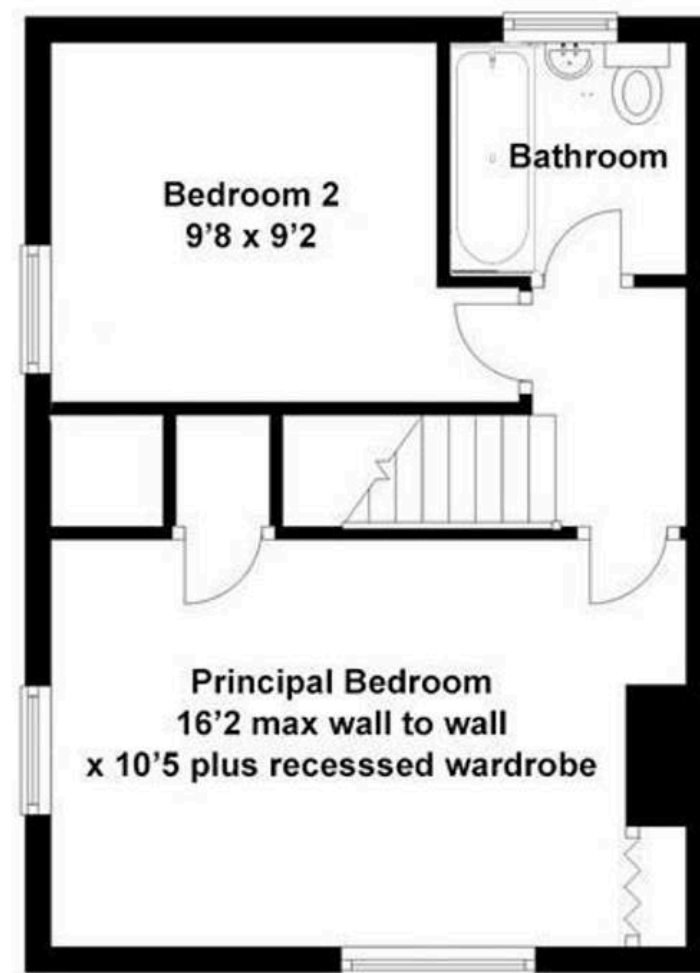
Ground Floor

Approx. 44.1 sq. metres (475.2 sq. feet)



First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 79.1 sq. metres (851.2 sq. feet)

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 misstatement. 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.

Plan produced using PlanUp.

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Cornish Bricks

22 Pydar Street, Truro - TR1 2AY

01872 211655 • contactus@cornishbricks.co.uk • www.cornishbricks.co.uk



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