



**CORNISH
BRICKS**

82 Tinney Drive, Truro

In Excess of **£350,000**



82 Tinney Drive

Truro

WELL, MAINTAINED, MODERN HOME, within this POPULAR DEVELOPMENT on the EASTERN SIDE OF TRURO, just a SHORT WALK from WAITROSE, the CITY CENTRE & POPULAR PRIMARY & SECONDARY SCHOOLS.

The property offers 3 BEDROOMS, 2 BATH/SHOWER ROOMS, MATURE GARDEN with SUNNY ASPECT with NOTHING BUILT BEHIND & BACKDROP OF SHURBS & TREES. KITCHEN/DINER with JULIET BALCONY & VIEWS OVER THE CITY, GARAGE & PARKING.

A FANTASTIC PROPERTY THAT COULD SUIT A VARIETY OF BUYERS – GIVEN THE LAYOUT AND LOCATION.

PROPERTY:

Ground floor:

You enter the property onto the ground floor into the entrance hallway with stairs to the first floor and a door providing access to the garage.

This floor offers a double bedroom, a shower room and built in cupboard. Behind this the vendor has advised there is a large void behind which could be opened up.





82 Tinney Drive

Truro

First floor:

Stairs rise to the first floor with a central landing with a door leading off to the Lounge, which is a great space with a feature gas fireplace and Juliette balcony and window to the front, with wonderful, elevated views.

The kitchen/dining area is dual aspect, a lovely, light, and airy space again enjoying a Juliette balcony, a lovely place to dine and enjoy the elevated views towards the city.

The kitchen has a range of built-in wall and base units. Inset sink with tap over, built in oven and hob with extractor above. Space for freestanding fridge, dishwasher and washing machine.

To complete the first floor is the family bathroom fitted with a white suite and two bedrooms.

The layout could work for a family, couple, or someone older that needs bedroom, bathroom and living space on one floor, so there are less use stairs, once in.



82 Tinney Drive

Truro, Truro

EXTERNALLY:

To the front of the property there is a front garden, with bordering hedging, plants, and shrubs. There is an area laid to lawn which could be utilised as additional parking, along with the current driveway parking for one vehicle. There is side access with a timber gate leading to the rear garden.

The property boasts a garage with electric door, light, and power. This space also has internal access, offering potential to convert if an additional bedroom or living space is required.

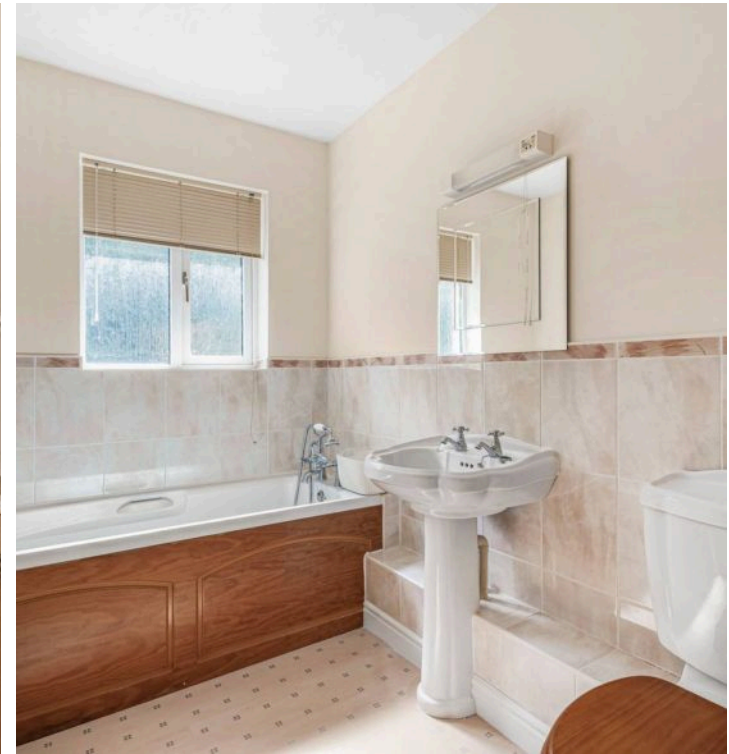
To the rear of the property, you have a paved seating area, with lawned area to the side and steps leading up to the rear of the garden. A raised flower bed to the other side, the garden is enclosed with timber fencing.

The property has the benefit of having nothing built behind, with established shrubs and trees. The garden has a great deal of privacy and enjoys a sunny aspect for most of the day.

TENURE: Freehold

HEATING & GLAZING: Gas Central Heating and UPVC Double Glazing

SERVICES: Mains water, drainage, electricity, and gas. For Council tax visit www.mycounciltax.org.





82 Tinney Drive

Truro, Truro

LOCATION:

This property is located on a popular development on the eastern side of Truro and offers superb views over the city and is conveniently positioned for Tregolls & Archbishop Benson junior schools and Penair secondary school and just a short walk from Truro City centre which has all the handy amenities, retail shops, restaurants and bars. Nearby you have the newly built Waitrose & park & ride, handy for Hospital workers.

Truro offers a vast range of day-to-day amenities such as national and local retail outlets, bars, restaurants, cinema, and a theatre. Truro offers great transport links to get around the county with the benefit of a good rail link to London and beyond.

Want to enjoy the coast? You are only ever a short drive, train, or bus journey away from many of the beautiful beaches that Cornwall has to offer.

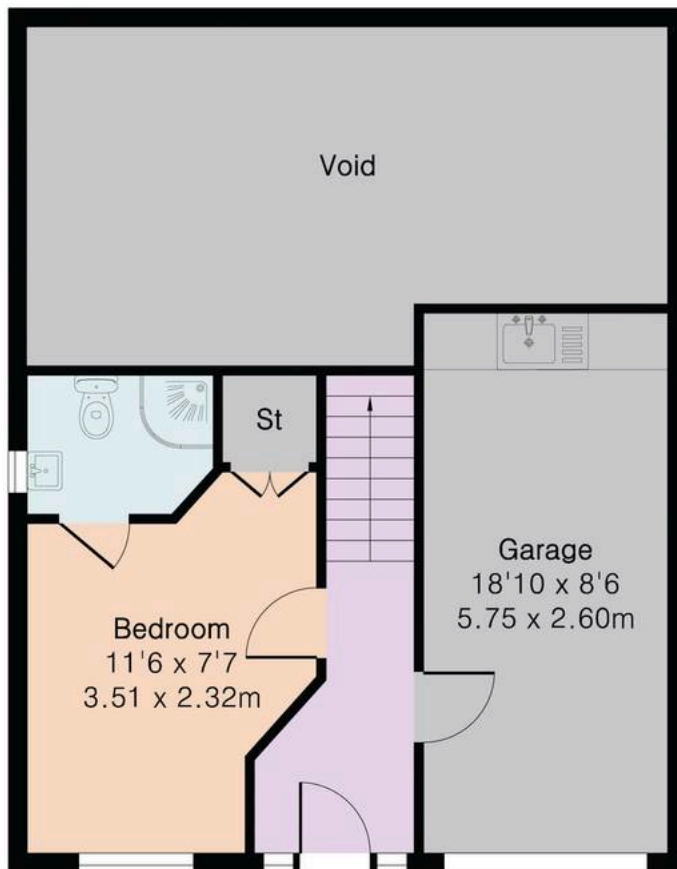


**Approximate Gross Internal Area 887 sq ft - 82 sq m
(Excluding Garage)**

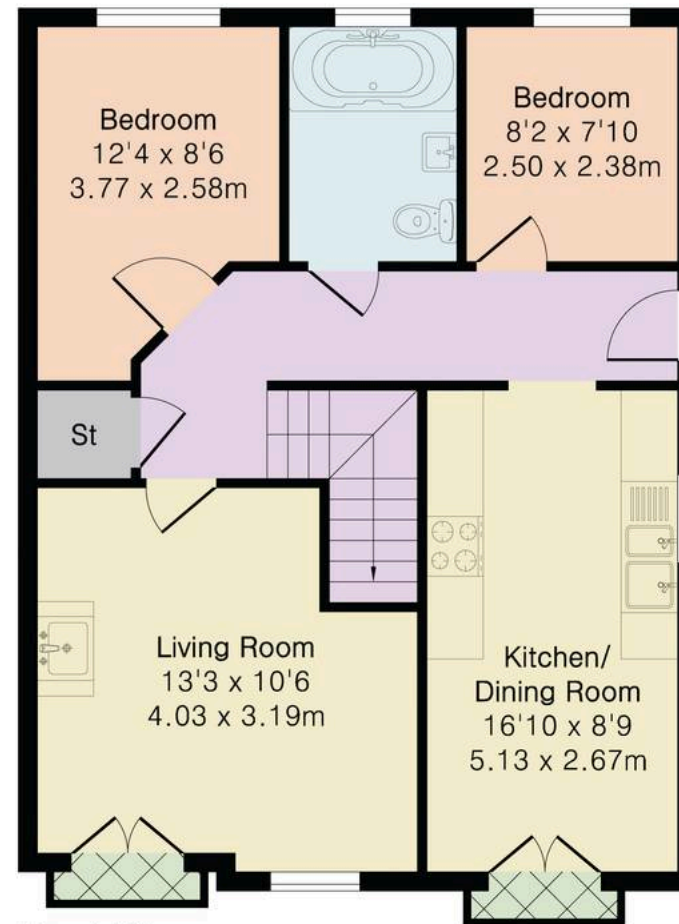
Ground Floor Area 226 sq ft – 21 sq m

First Floor Area 661 sq ft – 61 sq m

Garage Area 161 sq ft – 15 sq m



Ground Floor



First Floor





Cornish Bricks

22 Pydar Street, Truro - TR1 2AY

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

