



Brewers Road Truro

Truro

£445,000

Bedrooms: 4

Bathrooms: 3

Receptions: 3

Description

***** JUST REDUCED *** MOTIVATED SELLER !**

Found within the desirable location of Brewers Road is this 4 Bedroom Master en-suite Reverse Level Detached Executive family home having the benefit of No Onward Chain. The entrance door opens into the welcoming hallway with doors opening to the following: On the ground floor you will find a Double Bedroom plus shower room plus a door opening into the Double Garage. Stairs rise to the first floor accommodation which comprises of a spacious living room with feature gas fire place with patio doors opening onto a balcony having views towards Truro City. The modern Fitted kitchen has high gloss units with integrated appliances, sink and drainer unit with Quartz worktops. The Dining room is of a good size and leads into the superb conservatory which looks out into the attractive garden. Also, on the first floor are 3 further bedrooms, the master bedroom having a modern white en-suite shower room, plus the family bathroom also fitted with a white modern suite. The attractive enclosed rear garden has a variety of mature plants and shrubs with a patio area ideal for alfresco dining. A pathway meanders through the garden leading to another secluded patio area. To the front of the property there is a driveway providing parking for a number of vehicles which leads to the Double Garage. The property benefits from solar panels which are owned. This lovely family home is warmed by Gas Central Heating with Double Glazing.

Location

The property is found on the south eastern side of Truro being in a sought after location. The property is within easy walking distance of Waitrose superstore and also there is excellent access down into Truro city itself, benefiting from all Truro's amenities including the Hall for Cornwall theatre, cinema, bars, restaurants, extensive shopping and schooling facilities. Near by schools are Archbishop Benson Primary and Penair Secondary along with the private schools being Polwhele and Truro School.

Entrance Hall

Bedroom - 4.95m x 2.62m (16'3" x 8'7")

Shower Room - 1.75m x 1.57m (5'9" x 5'2")

Landing

Living Room - 5.69m x 3.25m (18'8" x 10'8")

Balcony - 7.8m x 1.5m (25'7" x 4'11")

Kitchen - 2.97m x 2.77m (9'9" x 9'1")

Dining Room - 3.58m x 2.59m (11'9" x 8'6")

Conservatory - 4.67m x 3.53m (15'4" x 11'7")

Master Bedroom - 3.86m x 3.43m (12'8" x 11'3")

En-suite - 2.01m x 1.55m (6'7" x 5'1")

Bedroom - 3.86m x 2.44m (12'8" x 8'0")

Bedroom/Office - 2.82m x 2.34m (9'3" x 7'8")

Family Bathroom - 2.11m x 2.01m (6'11" x 6'7")

Outside





Having two up and over doors, power and light. There is a utility area plus a work bench, the side door opens into the garden.

Agents Information

Tenure: Freehold
Council Tax: Band E
EPC: On Order

Owned Solar Panels registered for FIT Tariff 2011 - 2036 43.3 per kwh index linked 2011

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

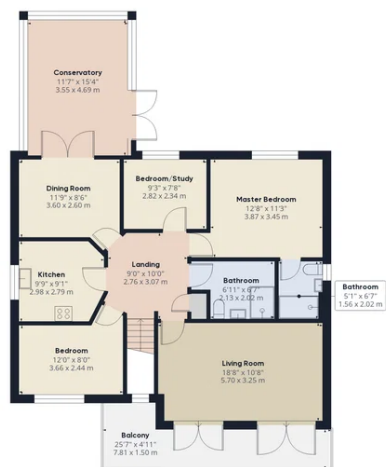
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





Ground Floor



Floor 1



Approximate total area[®]

1704.67 ft²
158.37 m²

Balconies and terraces

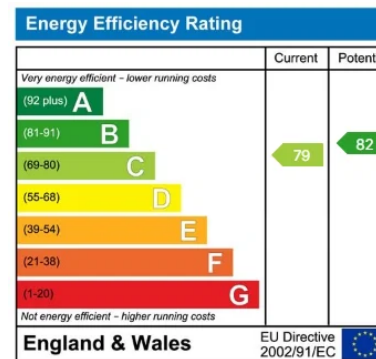
142.3 ft²
13.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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