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**Carew Pole Close, Truro**

**Offers in Excess of £270,000**  
**Freehold**





## Carew Pole Close, Truro

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### Property Introduction

Situated in an elevated position within the riverside village of Malpas is this modern semi-detached family home enjoying river glimpses as well as open fields.

The property has recently had the benefit of a refitted gas fired central heating system as well as having uPVC double glazed windows and doors.

The accommodation comprises of an entrance porch leading into a spacious lounge, kitchen/diner while to the first floor are three bedrooms and bathroom.

Externally to the front is a pleasant sitting area with a small lawn with Damson tree while the rear garden is enclosed with steps leading up to a further sitting area to enjoy those sunny days. A gateway to the side accesses the nearby allocated parking space just moments away.

### Location

Carew Pole Close is found just off Malpas Road. The popular village is a regular destination for families to enjoy the many recreational facilities with a children's park, tennis courts, restaurant and of course the river itself being popular for watersports such as kayaking and paddle boarding.

A pleasant walk takes you on to Sunny Corner and eventually leads to the Heron Inn and continuing to St Clement. Truro itself offers an array of national and independent shops with its meandering cobbled streets and Georgian architecture it is also home to the Hall For Cornwall located on the Piazza.

### ACCOMMODATION COMPRISES

#### ENTRANCE PORCH

uPVC double glazed door to exterior. Fifteen light door giving access to :-

#### LOUNGE 16' 9" x 13' 9" (5.10m x 4.19m) maximum measurements

uPVC double glazed window to front. Radiator, staircase to first floor. Archway leading through to:-

**KITCHEN/DINER 16' 9" x 9' 5" (5.10m x 2.87m) maximum measurements**

uPVC double glazed window to rear elevation, double glazed door to exterior. Single stainless steel sink unit with mixer tap, a variety of base and wall mounted storage cupboards, worktops, three drawer storage unit, recess for cooker, plumbing for automatic washing machine, breakfast bar. Radiator.

**FIRST FLOOR LANDING**

Radiator. Access to loft, airing cupboard housing the recently installed gas boiler.

**BEDROOM ONE 11' 2" x 9' 6" (3.40m x 2.89m) plus recess**

uPVC double glazed window to front elevation. Wardrobe space. Outlook towards the river and fields. Radiator.

**BEDROOM TWO 10' 4" x 9' 4" (3.15m x 2.84m)**

uPVC double glazed window to rear elevation. Wardrobe space. Radiator.

**BEDROOM THREE 7' 9" x 7' 0" (2.36m x 2.13m)**

uPVC double glazed window to front elevation, outlook towards the river. Radiator.

**BATHROOM**

uPVC double glazed window. Close couple wc, pedestal wash hand basin with tiled splashback, bath with shower over. Radiator. Storage to side of the bath.

**OUTSIDE FRONT**

Immediately to the front of the property is a small lawn with a Damson tree and a concrete pathway giving access to the front door. This area is ideal for enjoying its sunny aspect.

**OUTSIDE REAR**

The rear garden with concrete path. useful water tap and some built in shelving has steps accessing a storage shed with further steps leading to a crazy paved patio area with decking, a variety of shrubs. A gateway from the rear garden accesses steps to the side which leads to the allocated parking space.

**SERVICES**

The property benefits from mains drainage, mains water, mains electricity and mains gas.

**AGENT'S NOTE**

The Council Tax band for this property is band 'B'.

**DIRECTIONS**

Proceeding along Malpas Road, turn left into Carew Pole Close continuing up the hill where the properties are number accordingly and a MAP For Sale board has been erected for identification purposes. If using What3Words :- Again.Brain.Mass.

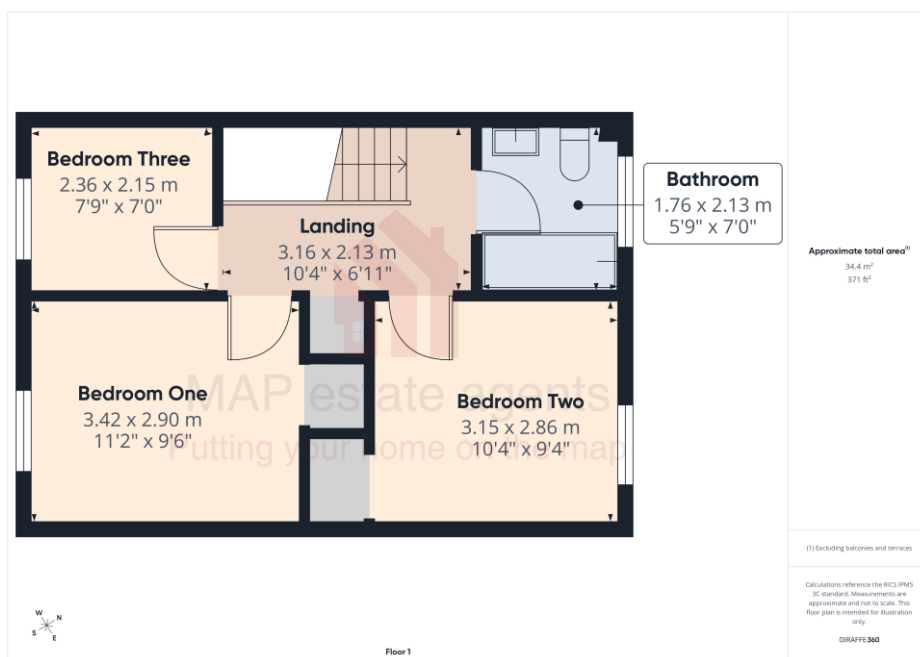
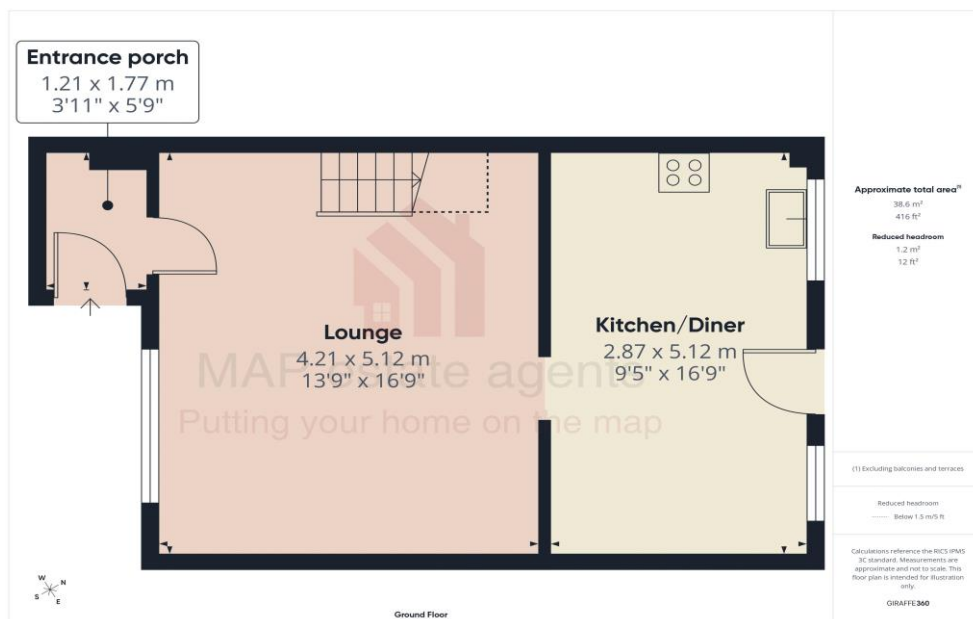


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- A modern semi-detached property
- Enjoying elevated position with distant views
- Kitchen/diner
- Three bedrooms
- uPVC double glazed windows and doors
- Gas fired central heating system
- Located moments from Malpas Park
- Allocated parking space
- Gardens to front and rear
- Quiet cul-de-sac position



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