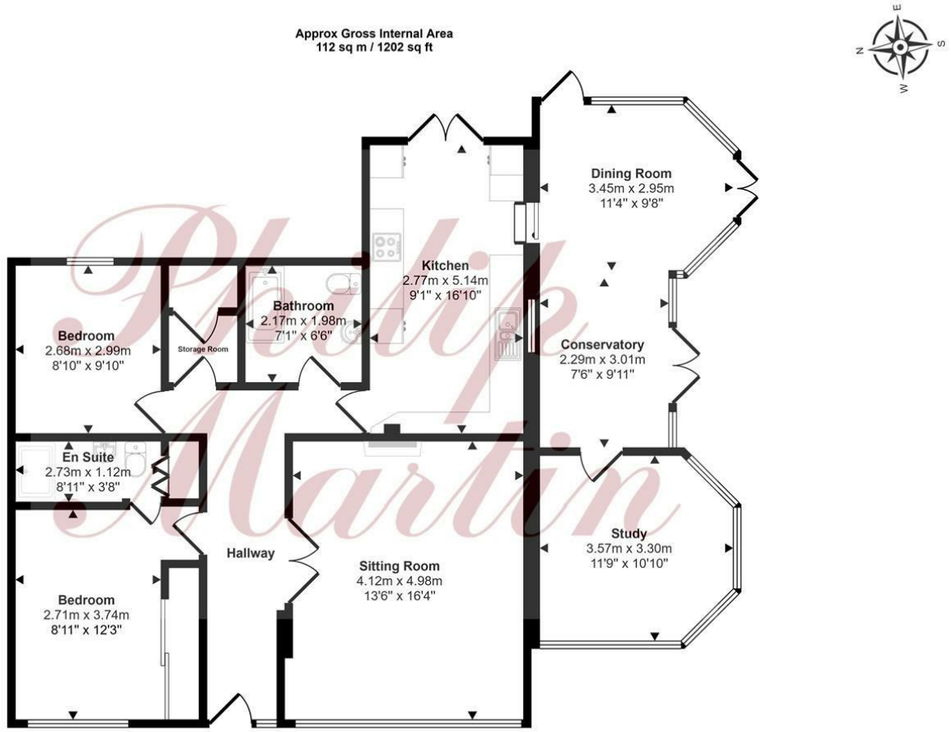
BODMIN ROAD, TRURO



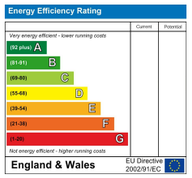
Floorplan

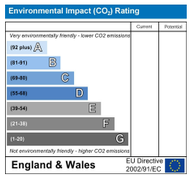
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Key Features

- CORNER PLOT
- SEMI-DETACHED BUNGALOW
- 2/3 BEDROOMS (MASTER EN-SUITE)
- BATHROOM
- SITTING ROOM
- KITCHEN
- CONSERVATORY
- LARGE GARDEN
- OUTBUILDNG
- NO CHAIN

Energy performance rating





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130 BODMIN ROAD, TRURO, TR1 1RB

SPACIOUS BUNGALOW OCCUPYING SUBSTANTIAL PLOT SOLD WITH NO CHAIN

Situated along one of Truro's most desirable roads is this semi detached bungalow which has been extended considerably since its original form and occupying a wonderful corner position with private drive and parking for several vehicles as well as level gardens surrounding the property. Well presented throughout with light and spacious accommodation comprising entrance hall, sitting room, dining room, conservatory, study, kitchen, two bedrooms and bathroom. Sold with no chain, internal is viewing essential.
EPC - D. Freehold. Council Tax - C.

Offers In Excess Of £325,000

The Property

Located on the eastern side of Truro city centre this semi detached well presented bungalow occupies a non estate location within one of Truro's cities most sought after roads. The large corner plot is a wonderful attraction offering a private drive with gated access to a large parking area providing secure off road parking for several vehicles, caravan or boat. Being slightly elevated the property and grounds enjoy an open aspect facing south and west hence benefitting from a sunny aspect for the majority of the day and with a glimpse of the cathedral spires in the distance. The level gardens surrounding the property comprise areas of lawn and patio which also incorporates an outbuilding which has a shower room and a shed. The bungalow itself is very well presented and offers surprisingly large light and spacious accommodation which incorporates an entrance hall, sitting room, dining room, conservatory, study, fitted kitchen, two bedrooms, master with en-suite, bathroom and a walk-in airing cupboard. The property lies within the catchment area for Archbishop Benson junior school and Penair secondary school. The city centre and Waitrose are both within walking distance of the property that is being sold with no onward chain.

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):

Entrance Hallway

Radiator, doors to all principal rooms, access to loft and walk in airing cupboard with radiator.

Sitting Room

16'4" x 13'6" (4.98m x 4.12m)
A wonderful light room with two double glazed windows to front aspect, two radiators, and feature fireplace with gas fire.

Bedroom One

12'3" x 8'10" (3.74m x 2.71m)
Window to front, radiator and built-in bedroom furniture including wardrobes and chest of drawers.

En-Suite

8'11" x 3'8" (2.73m x 1.12m)
Comprising low level corner W.C., vanity wash hand basin and double walk-in shower with Mira shower, heated towel rail, extractor fan and linen cupboard.

Bedroom Two

9'9" x 8'9" (2.99m x 2.68m)
With window to rear, radiator and built-in wardrobes.

Store Cupboard

Useful walk in storage cupboard also housing the gas boiler.

Bathroom

7'1" x 6'5" (2.17m x 1.98m)
Comprising vanity wash hand basin, low level W.C., and panel bath with Mira shower over. Extractor fan and heated towel rail.

Kitchen

16'10" x 9'1" (5.14m x 2.77m)
A fitted kitchen with a range of base and eye level units with worktop over and tiled splashbacks. Stainless steel sink and drainer. Built-in oven with four ring gas hob and extractor hood over. Space and plumbing for washing machine and dishwasher and space for fridge and freezer. Double glazed doors opening to the rear garden and door to hall. Sliding door into;

Dining Room

11'3" x 9'8" (3.45m x 2.95m)
Part of the of conservatory with doors to garden and space for dining table.

Conservatory

9'10" x 7'6" (3.01m x 2.29m)
Offering a wonderful living space with two radiators, two French style patio doors opening to the garden and single door to the rear. Door into;

Study

11'8" x 10'9" (3.57m x 3.30m)
A useful space that can be used for a multitude of purposes including office, studio or bedroom.

Outside

The property is approached via Bodmin Road where a private tarmacadam drive gently rises to double timber gates which open to the large parking area. There is ample parking for several cars, caravan or boat and secure from the road behind a high wall. A small flight of steps lead to the main garden which predominantly lies to the front. There is a south west facing garden laid to lawn enjoying sun for the majority of the day. A path leads to the side of the property where there is an outbuilding with a patio area leading alongside the conservatory. At the very rear there is a greenhouse and further area of patio.

Outbuilding

A useful outbuilding that could be used for as a home office or guest room with a shower room.

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

C.

Tenure

Freehold.

Directions

From Trafalgar roundabout take the exit into St. Austell Street and at the first set of traffic lights turn right into Mitchell Hill. At the top of the hill the road will naturally become Bodmin Road and No. 130 will be clearly identified just off of the mini roundabout on the right hand side where a Philip Martin board has been erected for identification purposes.

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.

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