



26 Sparnock Grove, Truro, TR1 3AT
£260,000

Key Features

- Popular Truro location
- Beautifully presented accommodation
- Open plan living/dining room
- Modern kitchen, family bathroom
- 2 double bedrooms
- Low maintenance rear courtyard garden
- Garage
- Video tour available



A beautifully presented 2 double bedroom Coach House with a stunning open plan living/dining room, separate modern kitchen, family bathroom plus a large rear courtyard garden and single garage - situated in a popular Truro City location.



A truly wonderful example of modern and low maintenance living - this fantastic Coach House, which was built almost 12 years ago, has been updated and modernised beautifully by its current owner. Boasting two good size double bedrooms, a lovely and naturally light open plan living space, separate modernised kitchen plus a good size rear courtyard garden and garage - all within walking distance of Schools, College, Hospital and parks along with some lovely nearby walks.

From the front door, steps lead up to a good size hallway, which in turn connects to all of the properties rooms - The open plan living/dining room is superb, with two velux windows flooding the room with light along with a separate window overlooking the front elevation. Plenty of space for a dining table and sofas and styled beautifully with engineered oak flooring. The kitchen, which has been tastefully modernised with a range of base and eye level white gloss units and a wood effect breakfast bar, is a great space and is semi open plan to the living/dining room.

Bedroom 1 and 2, both have plenty of space for multiple units and have fitted bespoke shutters. Bedroom 1 faces the front elevation which overlooks the 'green space' whilst bedroom 2 overlooks the rear courtyard garden. The family bathroom is a very well presented 3 piece suite with glazed window allowing in plenty of light.

To the front, there is on street parking available and access to the properties surprisingly large garage which has electricity connected and a large under stair cupboard allowing for even further storage.

To the rear, a low maintenance courtyard garden with recently fitted raised flower beds.

In short this wonderful property would suit a variety of buyers such as first time buyers, those looking for a bolthole in Cornwall or investment buyers alike - a viewing is highly recommended.



The Location

Sparnock Grove is a very popular location in Truro and it's easy to see why. It's a tucked away, peaceful part of Truro, but close enough being circa 1.7 miles from the city centre being in the Gloweth area of Truro and therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital, Truro Golf Club and local Costcutter & SPAR convenience stores. The village of Threemilestone is 1.5 miles away which has a Co-op, Victoria Inn pub, pharmacy, butchers, Chinese takeaway and excellent Fish & Chip shop. Heading out of town you'll be on to the A30 in less than 10 minutes and driving in to town will take a little less. There are excellent transport links here with bus stops on the nearby main road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with lovely walks on the doorstep with Newbridge Park, Halbullock Moor Nature Reserve and Coosebean Greenway all in close proximity.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Property Information

Tenure: Freehold

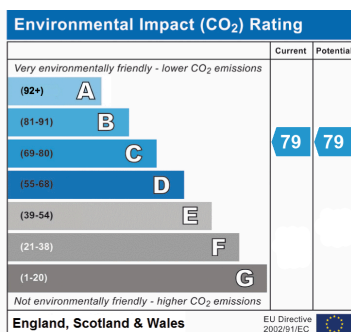
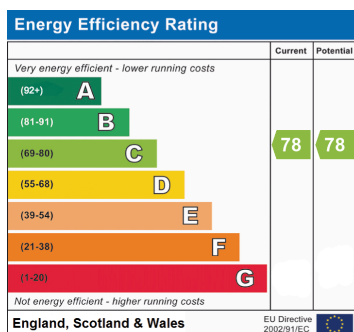
Council Authority: Cornwall Council

Council Tax Band: B

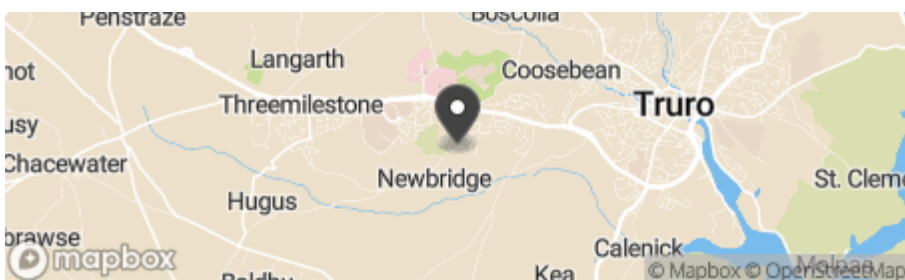
Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal Externally: All networks good outdoor.

Broadband: Ultrafast available. Max download speed - 1800Mbps. Max upload speed - 220Mbps.



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 mis-statement. 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.



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