



5 Gloweth Villas, Truro, TR1 3LU
£365,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Distinct semi-detached home
- Western Truro near hospital, schools & college
- Spacious and immaculately presented accommodation
- Two double bedrooms, shower room
- Kitchen/diner, lounge, utility & WC
- Impressive outbuildings
- Off street parking for 2/3 cars
- Video tour available



A super opportunity to purchase one of these distinct semi-detached homes in Western Truro. Spacious two bedroom accommodation in immaculate condition with a fantastic outbuilding, South facing garden, workshop/store and off street parking.



The Property

A property where there is so much more than meets the eye. Gloweth Villas is a distinct row of semi-detached 1930's homes offering both character and more spacious accommodation than the norm. Purchased just over ten years ago the current owner has dramatically updated and improved the house with modernisation throughout, internal and loft insulation, a brand new roof and triple glazed Velux windows just to name a few.

The accommodation of the main property measures just under 1,000 sq ft which provides generous rooms throughout. A tiled storm porch opens to the useful entrance hallway with space for coat and shoe storage as well as a cupboard under the stairs. Immediately off this space is the cosy living room with deep sill bay window to front and modern wood burner. To the rear is an open-plan kitchen/diner with a beautifully appointed modern kitchen comprising a range of units, worktop, basin with flexi-hose, wine cooler, induction hobs, oven, grill, dishwasher and integrated fridge/freezer. This connects seamlessly to the dining area with real character thanks to the exposed brick feature wall and benefits from double opening doors directly to the rear garden. At the very rear of the house is a utility space and useful downstairs WC, again with a door providing a secondary access to the garden.

Upstairs a landing provides access to the bedrooms and shower room. The main bedroom is located to the front of the house and is an impressive double in size with window to front aspect and Velux above as well as lots of integrated storage. The second is another good double with the same window arrangement and the benefit of far-reaching countryside views to the rear. A modern sleek family shower room completes the first floor accommodation.

Outside the South facing garden offers a perfect balance of space to enjoy yet with low maintenance in mind. An initial deck and patio provide a perfect al-fresco dining space with pergola adding some privacy and shelter. An artificial lawn with planted beds and paved pathway lead to the bottom of the garden and the impressive outbuilding. This recently constructed building has been meticulously put together by the seller to provide a wonderful garden room and office with dedicated bathroom as well as a lovely front veranda seating area. There is obvious scope here for this to be annexe type accommodation subject to the necessary consents providing perhaps a space for an elderly relative, teenager or even a letting opportunity if desired.



To the side of the house there is a workshop and store with power, light and useful side door access to each from the rear garden. To the front of the property has gravelled off street parking for up to three cars, furthermore, the property is in a TZ14 residents parking zone allowing each property access to permits to allow for on street parking for personal use and visitors – ask for details on pricing.

All in all this is a truly wonderful home with so much to offer and we highly recommend a viewing to appreciate.





The Location

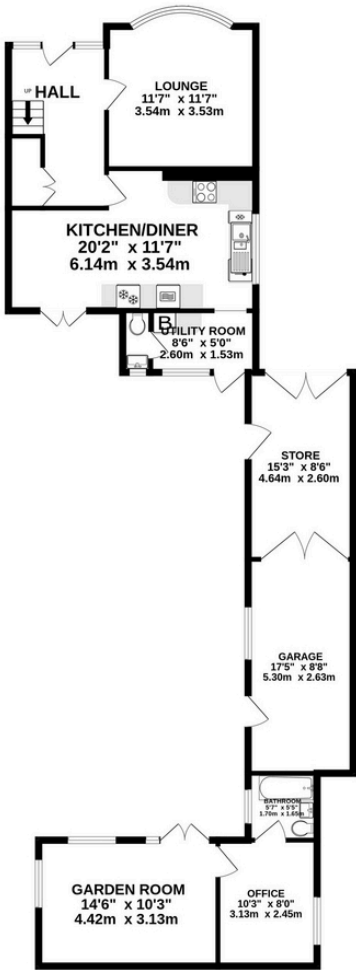
Gloweth Villas is situated around 2 miles from the city centre in the Western side of Truro and therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital, Truro Golf Club and a local Costcutter convenience store. The village of Threemilestone is less than a mile away 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 around the same. 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 footpaths running in all directions leading to various green spaces. Not far away there is a playing field which connects to Halbullock Moor Nature Reserve and continues out into the countryside beyond.

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.

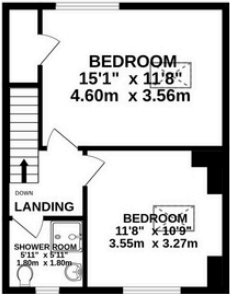


Floorplan

GROUND FLOOR
1048 sq.ft. (97.3 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



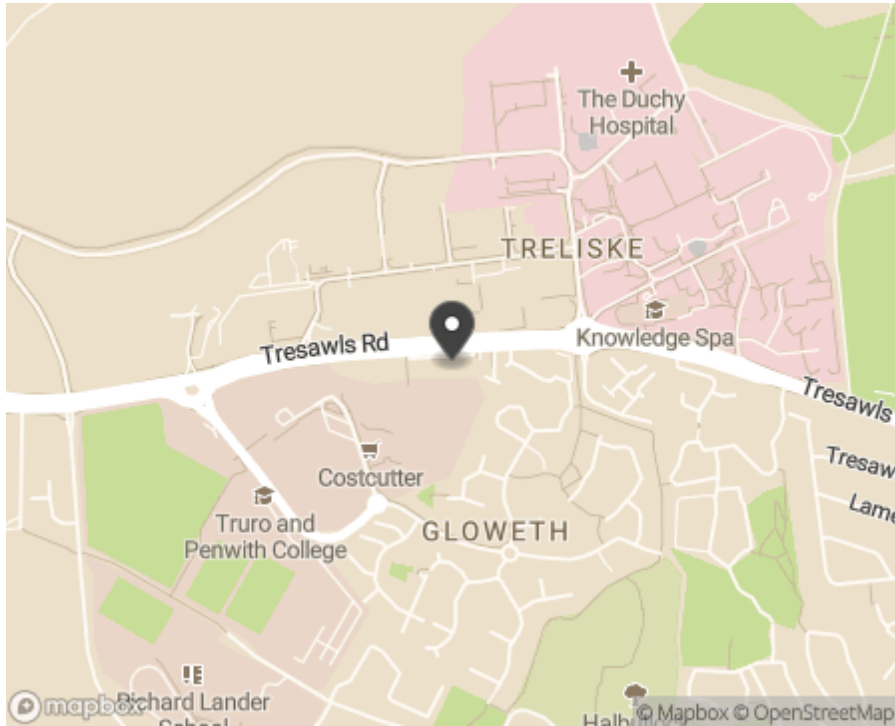
TOTAL FLOOR AREA : 1452 sq.ft. (134.9 sq.m.) approx.

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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Property Information

Tenure: Freehold
Council Authority: Cornwall
Council Tax Band: C
Services: Mains water, drainage & electric are all connected. The property is heated centrally via LPG Gas Bottles.
Mobile Signal: Best networks EE & Three– (good indoor & outdoor)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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