



28 Dobbs Lane, Truro, TR1 3NB  
£365,000

# Key Features

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- Spacious semi-detached bungalow
- Great location close to town and countryside
- Three bedrooms, shower room
- Large living room, kitchen/diner
- Sunny garden with raised decked terrace
- Driveway parking for multiple vehicles plus detached garage
- No onward chain
- Video tour available



*A spacious semi-detached three bedroom bungalow in a particularly lovely traffic free location close to both town and countryside. Driveway parking for multiple vehicles, a detached garage, sunny rear garden and pleasant outlook. Available with no onward chain.*



# The Property

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This spacious semi-detached circa 1960 built bungalow is situated in a particularly lovely tucked away location off Dobbs Lane. Complete with three bedrooms, generous living spaces, sunny rear garden, driveway parking for multiple vehicles and a detached garage.

A good sized entrance hall provides space for coat and shoes with an integral storage cupboard. Part glazed double opening doors provide access to the spacious lounge with triple aspect glazing filling the room with natural light. Windows to side aspects are complimented by a large glazed sliding door which gives a great outlook over Truro and provides access to the raised decked terrace. The separate kitchen/diner has a range of base and eye level units with integrated appliances, space for a dining table and double aspect windows to front and side as well as useful side door access. Down the hallway there are three bedrooms (two large doubles and a good sized single) with the main room enjoying the views to the rear. There is also a separate fully fitted modern shower room with large walk in shower and tiled flooring and walls.

Outside and to the front the property benefits from a brick paved driveway to the front providing parking for up to three vehicles with a side double gate providing access to the detached 15ft x 10ft garage with even more parking space in front if desired. The rear garden has a sunny aspect with the raised decked terrace accessed directly off the living room and providing a great outdoor seating area – perfect for al-fresco dining and with a great deal of privacy. The lower part of the garden is a good size laid with gravel, paving and some lawn with a lower seating area under a pergola. The property has the benefit of a cellar area which provides great storage and has plumbing for washing appliances as well as housing the gas boiler.

This fantastic home is in a great location and is excitingly available with no onward chain.





# The Location

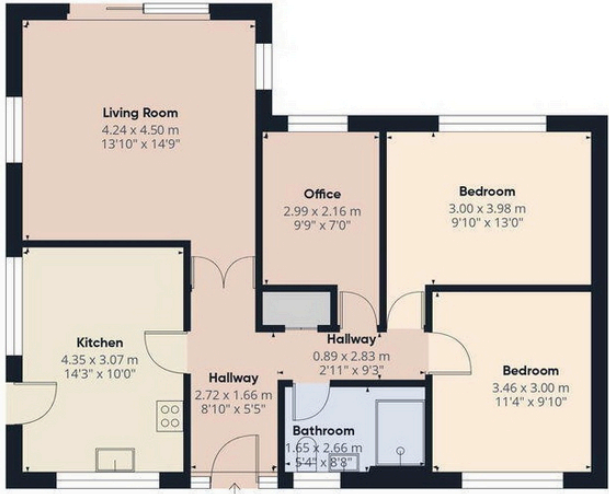
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Located less than a mile, a 15 minute walk, from the city centre in the Highertown area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse and The County Arms. In terms of schooling; Penwith college campus, Richard Lander secondary school and a multitude of primary schools are all close by. Heading out of town you'll be on to the A30 in around 10 minutes and driving in to town will take less than 5 minutes. There are excellent transport links here with bus stops on the main road in front heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with countryside walks on the doorstep and green spaces such as the neighbouring Coosebean Greenway and 'Fairy Trail' which is great for kids as well as the Newham Trail providing a 1.6 mile long route of easy and safe off-road walking and cycling all the way to the Truro River.

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 Building 1



Ground Floor Building 2

# Property Information

Tenure: Freehold

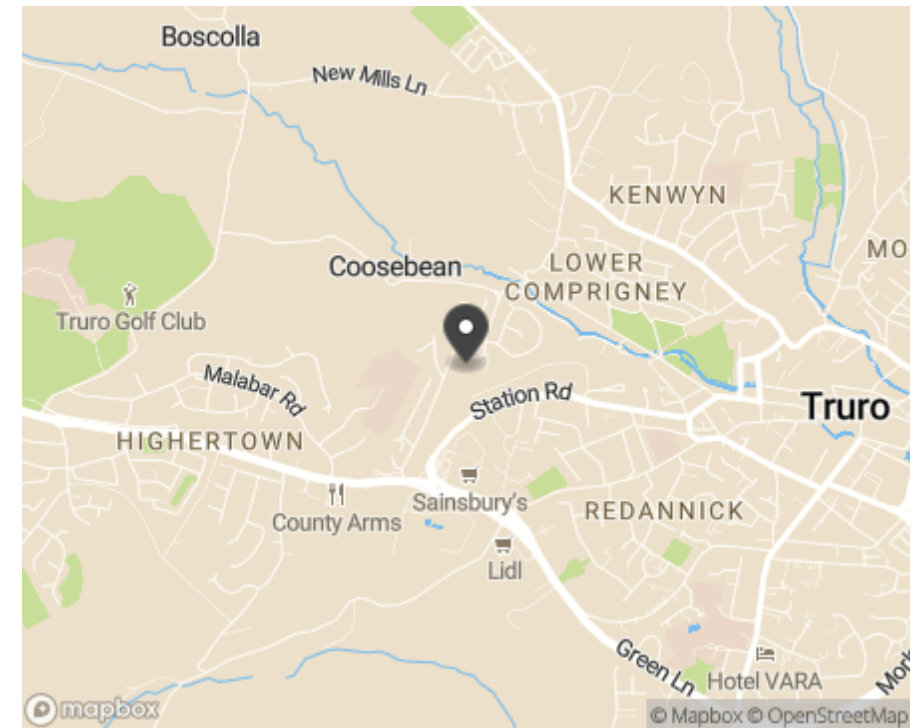
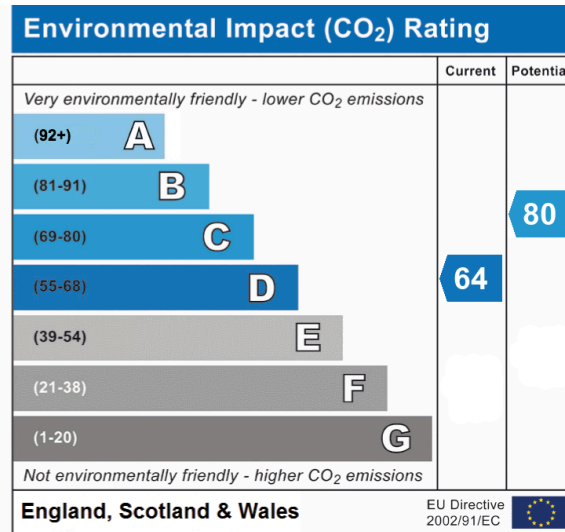
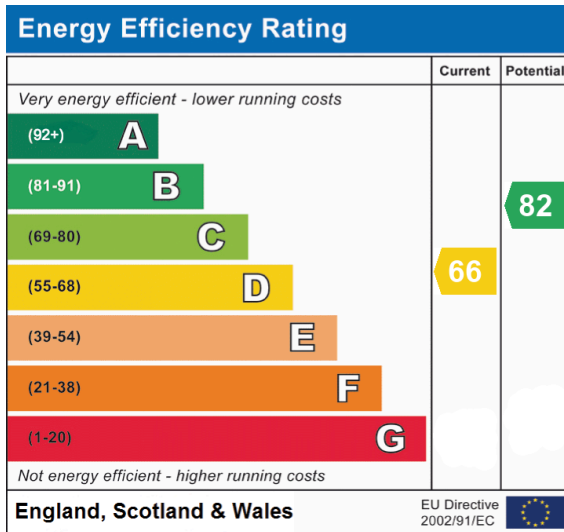
Council Authority: Cornwall

Council Tax Band: C

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

Mobile Signal: Best network O2 – (good indoor & outdoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.



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