



20, Killigrew Gardens, Truro, TR4 9BT

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Agencies

This is a well presented two bedroom bungalow located in the highly popular and convenient village of Trispen, features a versatile layout with two additional loft rooms. Offering bright and airy accommodation throughout, the property is an excellent opportunity for first time buyers, small families, or buy to let investors looking for a home within a short commute of Truro city centre and the A30.

£210,000 Freehold

Key Features

- Spacious Living Room
- Ground Floor Family Bathroom
- Charming Front Garden
- Chain Free
- Bright Conservatory
- Enclosed Rear Patio Garden
- Highly Flexible Layout
- Early Viewing Highly Recommended





The Property

The ground floor offers an incredibly functional and spacious layout. At the heart of the home is a generous living room that feels both bright and welcoming, leading through to a well equipped kitchen. A major highlight is the added conservatory, which overlooks the front garden and acts as an ideal second sitting room, playroom, or dining space. A well presented family bathroom completes the ground floor layout.

Stairs from the ground floor lead up to the first floor landing. This level features two highly versatile rooms. Currently utilised as fantastic children's playrooms, these spaces offer incredible flexibility and could easily be configured as sleeping accommodation, a dedicated home office, a hobby room, or a dressing area depending on your lifestyle needs.

Location

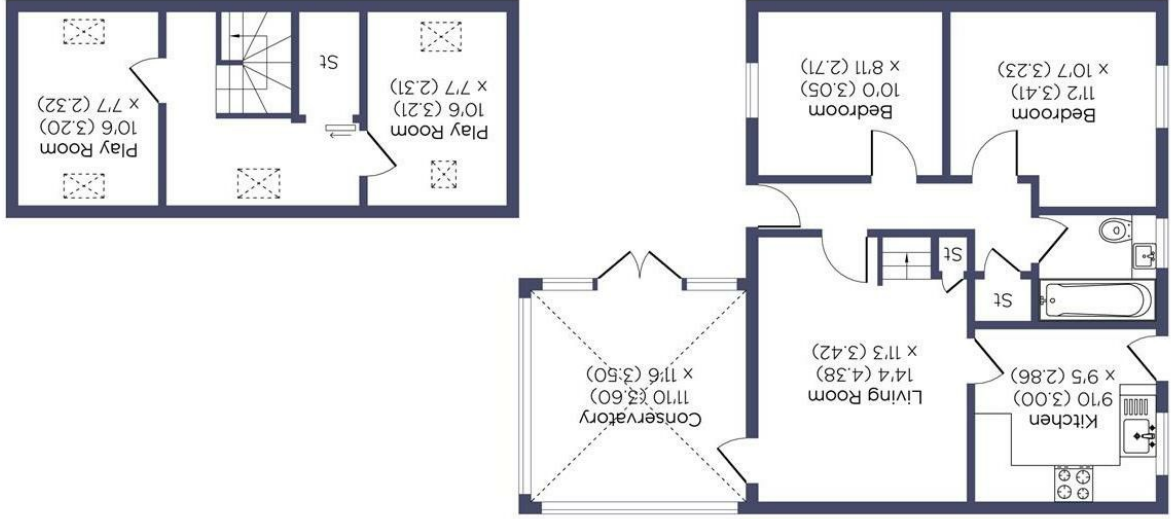
Situated in the highly desirable, combined villages of St. Erme and Trispen, this property benefits from a peaceful Cornish countryside setting alongside excellent modern convenience. The thriving community enjoys a vibrant village atmosphere, supported by an active local community centre and historic cricket club. Everything required for day-to-day life is right on the doorstep, including a convenience store and post office, a friendly local public house, and the highly regarded St. Erme with Trispen Community Primary School.

Positioned ideally for effortless travel, the village provides exceptional connectivity across Cornwall. Drivers enjoy instant access onto the A39 and the main A30 corridor, allowing for fast commutes both east and west. For public transport, regular and reliable bus services seamlessly connect the village directly to Newquay and Truro. Cornwall's vibrant cathedral city of Truro is just a short drive away, offering a mainline railway station, a convenient Park & Ride system, premium shopping amenities, and the Royal Cornwall Hospital at Treliske.

Externally

The property boasts wonderful outdoor spaces to both the front and rear. The front garden provides a welcoming approach, featuring a central pathway to the front door bordered by neatly maintained plant beds, mature shrubs, and decorative borders. To the rear, the fully enclosed patio garden offers a private, secure, and low maintenance area.

Killigrew Gardens, St. Erme, Truro, TR4
Approximate Area = 996 sq ft / 92.5 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or mistatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
Current	Potential	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(82 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
40		
77		