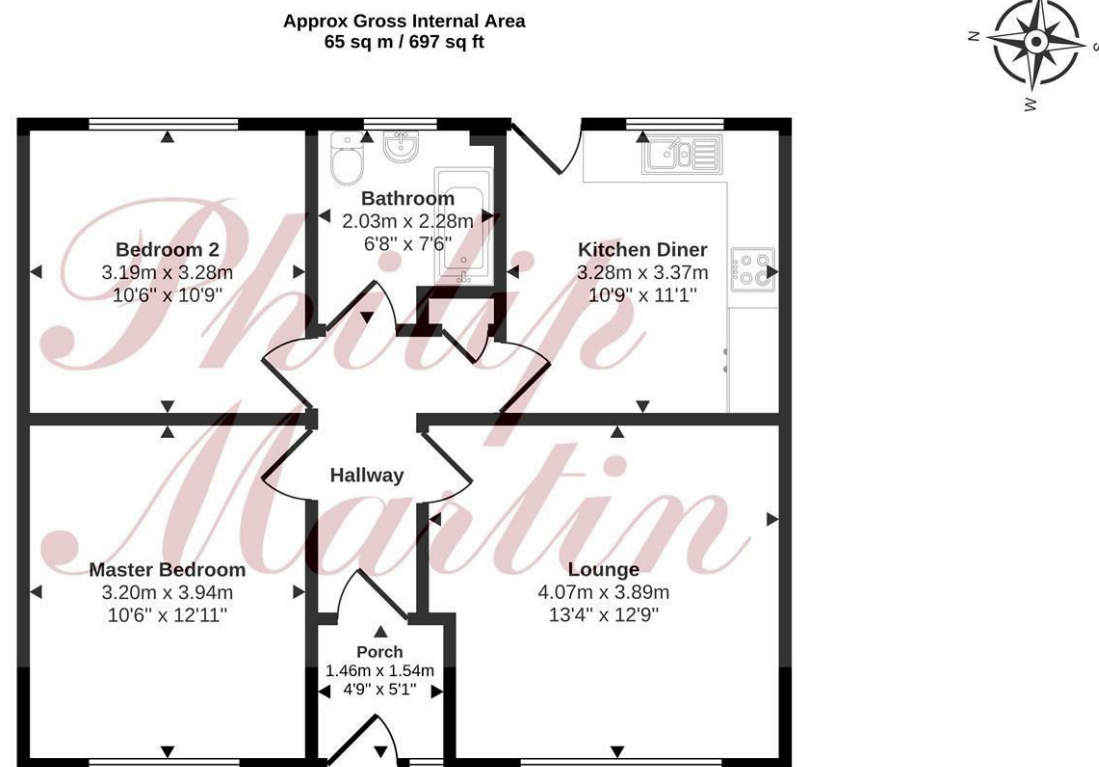


VICTORIA ROAD, THREEMILESTONE



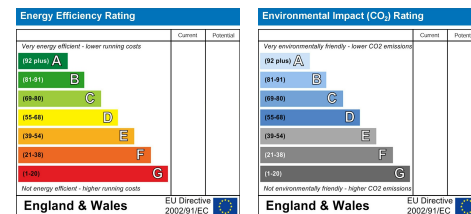
Floorplan

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

- Brand new detached bungalow
- Established village residential location
- Parking for one car
- Vacant Possession
- Two double bedrooms
- Corner Plot location
- No Chain

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

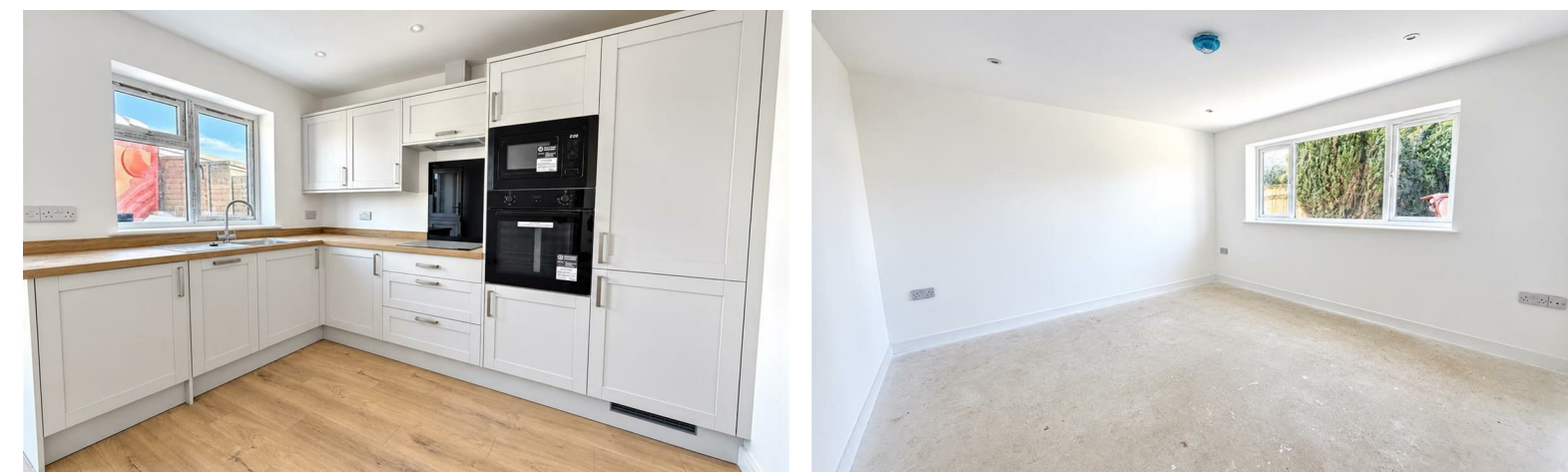
3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



17A VICTORIA ROAD, THREEMILESTONE, TRURO, TR3 6DJ

BRAND NEW DETACHED 2 BEDROOM BUNGALOW

Situated in an established residential location within the village, this superb new detached bungalow occupies a corner plot with parking for one car. The well proportioned accommodation includes an entrance porch, hallway, lounge, kitchen/dining room, two double bedrooms and a bathroom.

With very few new bungalows available in the village, this represents an excellent opportunity to purchase a new home with accommodation arranged entirely on one level. Offered for sale with no onward chain and vacant possession on completion. Completion is anticipated by the end of 2026.

GUIDE PRICE £350,000

THE PROPERTY

17a Victoria Road is a brand new detached bungalow occupying a corner plot in an established residential setting. The accommodation extends to approximately 65 sq m (697 sq ft), according to the supplied floor plan, with a practical layout and good proportions throughout.

An entrance porch opens into a central hallway providing access to all principal rooms. The lounge overlooks the front, whilst the kitchen/dining room is positioned at the rear with a door leading outside. Both bedrooms are comfortable doubles, served by a bathroom fitted with a white suite.

The kitchen features pale Shaker style cabinets complemented by wood effect work surfaces, a built-in oven and microwave, together with space for a dining table. Light decoration and oak toned internal doors give the accommodation a clean, contemporary finish.

THREEMILESTONE

Threemilestone is a thriving community located about three miles to the west of Truro and has an excellent range of shopping facilities including a post office, dentist, primary school, village hall, doctors surgery, chemist, church, public house and general store. There is a regular bus service to Truro city centre and the property is also within close proximity of Treliske Hospital, Truro golf course, Truro leisure centre and Richard Lander secondary school.

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 PORCH

5'0" x 4'9" (1.54 x 1.46)

Entrance door with glazed panels. Wood effect flooring and glazed internal door opening into:-

HALL

Doors to the lounge, kitchen/dining room, both bedrooms and bathroom. Cupboard.

LOUNGE

13'4" x 12'9" (4.07 x 3.89)

A well proportioned reception room with a large window overlooking the front.

KITCHEN/DINING ROOM

10'9" x 11'0" (3.28 x 3.37)

Fitted with a range of base and eye level cabinets, wood effect work surfaces and an inset stainless steel sink and drainer with mixer tap. Built-in oven and microwave. Wood effect flooring, recessed ceiling lights and window to the rear. Space for a dining table and door leading outside.

BEDROOM 1

10'5" x 12'11" (3.2 x 3.94)

A double bedroom with window to the front.

BEDROOM 2

10'5" x 10'9" (3.19 x 3.28)

A second double bedroom with window to the rear.



BATHROOM

6'7" x 7'5" (2.03 x 2.28)

White suite comprising panelled bath with shower over and glazed screen, pedestal wash hand basin and low level WC. Tiled walls around the bath, wood effect flooring, recessed ceiling lights and obscured glass window.

OUTSIDE

The bungalow occupies a corner plot with parking for one car. Final garden and landscaping arrangements are to be confirmed.

SERVICES

Mains gas, water, drainage and electricity.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

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.

TENURE

Freehold

COUNCIL TAX

TBC

DIRECTIONS

From the roundabout beside the Co-op in Threemilestone, take the exit into Hugus Road. Continue

