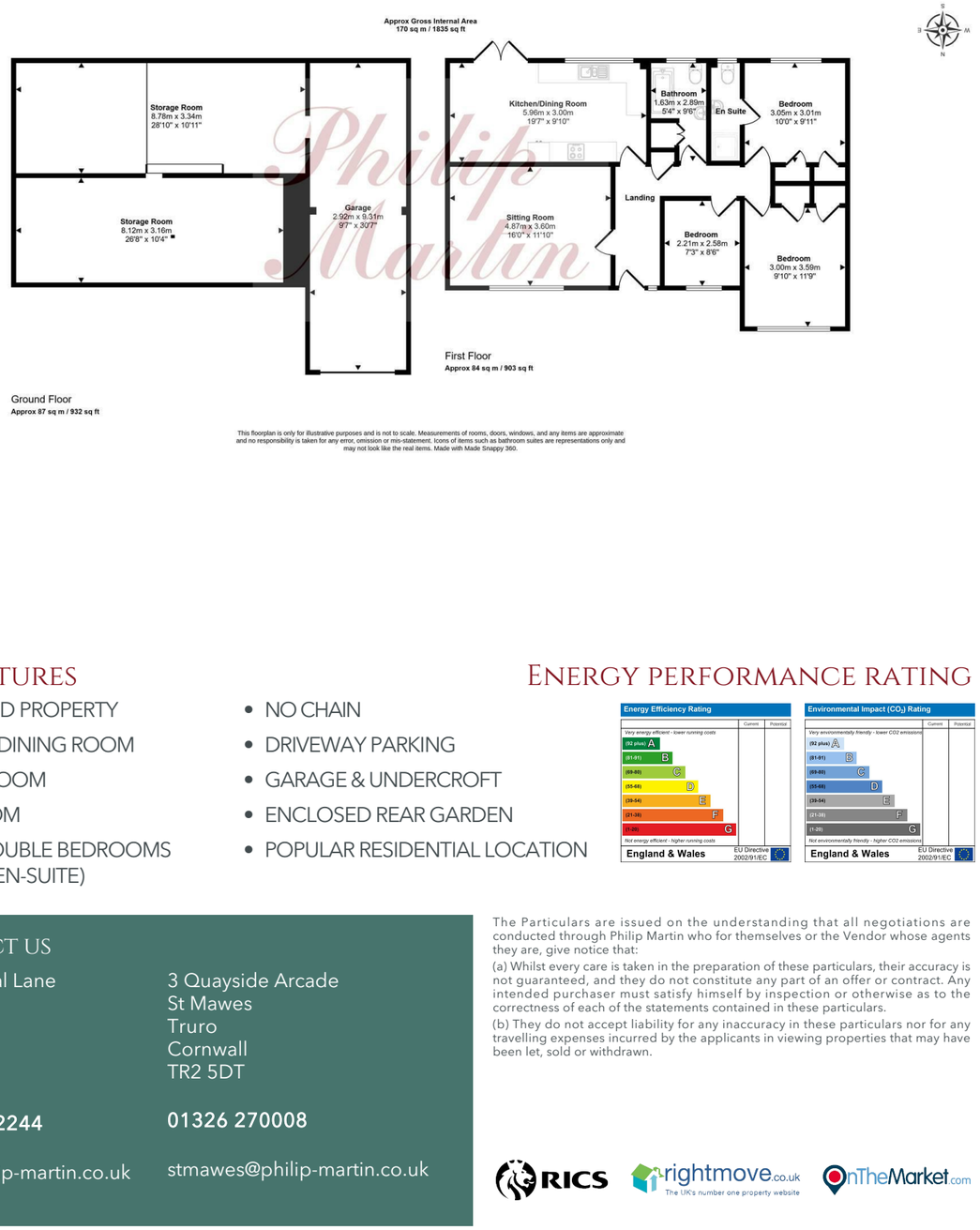
CORNUBIA CLOSE, TRURO



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Key Features

- DETACHED PROPERTY
- KITCHEN/DINING ROOM
- SITTING ROOM
- BATHROOM
- THREE DOUBLE BEDROOMS (MASTER EN-SUITE)
- NO CHAIN
- DRIVEWAY PARKING
- GARAGE & UNDERCROFT
- ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL LOCATION

Energy performance rating

Contact us

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21 CORNUBIA CLOSE, TRURO, TR1 1SA

DETACHED PROPERTY IN POPULAR LOCATION SOLD WITH NO CHAIN

This three bedroom detached property is situated in a convenient location within Truro, being within walking distance of the city centre as well as a wide range of amenities including local primary and secondary schools. In all, the accommodation comprises; entrance hall, sitting room, kitchen/dining room, three bedrooms (master en-suite) and a bathroom. There is driveway parking to the front, a large garage with further under croft storage with potential to be converted into further accommodation and an enclosed rear garden. Sold with no chain, viewing is highly recommended.

EPC - TBC. Freehold. Council Tax - D.

Guide Price £375,000

THE PROPERTY

21 Cornubia close is a three bedroom detached property situated on the eastern side of Truro city. The location is particularly appealing as the property occupies a peaceful corner plot at the end of a quiet cul-de-sac within the development as well as falling within the catchment for both Arch Bishop Benson primary school and Penair secondary school. The property offers light and spacious rooms throughout with the accommodation comprising; entrance hallway, sitting room and kitchen/ dining room, three bedrooms (master en-suite) and a bathroom. Externally there is driveway parking, a large garage with a further under croft which provides fantastic storage facilities and could also be converted into further accommodation subject to the necessary planning consent. The rear garden is generously proportioned with pedestrian access to both sides leading from the front to back. The rear garden is completely enclosed with a raised terraced and level lawn area to enjoy the southerly aspect throughout the day. The property also benefits from mains gas central heating and double glazing throughout.

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 HALLWAY

SITTING ROOM

15'11" x 11'9" (4.87m x 3.60m)
Window to front. Radiator.

KITCHEN/DINING ROOM

19'6" x 9'10" (5.96m x 3.00m)
Fitted with a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer unit with integrated electric oven, hob and extractor fan over. Space and plumbing for both washing machine and dishwasher. Window to rear and double doors opening out to rear garden. Ample space for dining table. Radiator.

BEDROOM

10'0" x 9'10" (3.05m x 3.01m)
Window to rear. Radiator. Fitted wardrobes. Door into;

EN-SUITE

Comprising shower cubicle, pedestal hand wash basin and low level w.c. Window to rear, heated towel rail and extractor fan.

BEDROOM

11'9" x 9'10" (3.59m x 3.00m)
Window to front. Fitted wardrobes. Radiator.

BEDROOM

8'5" x 7'3" (2.58m x 2.21m)
Window to front. Radiator.

BATHROOM

9'5" x 5'4" (2.89m x 1.63m)
Comprising bath with shower over, pedestal hand wash basin and low level w.c. Airing cupboard. Heated towel rail and window to rear.













GARAGE

30'6" x 9'6" (9.31m x 2.92)
Metal up and over door with light and power connected. Leading into;

UNDERCROFT

28'9" x 10'11" (8.78m x 3.34m)
A fantastic additional storage space that could also be converted into further accommodation subject to the necessary planning consents. Gas boiler is also located here.

OUTSIDE

To the front of the property of an driveway providing off road parking in front of the garage. There is a small section of lawn with pedestrian side access to the both sides of the property leading the the enclosed rear garden that is perfect for children and pets. The rear garden faces south and therefore enjoys the sunny aspect throughout the day. There is a raised terraced for outdoor dining as well as a level lawn.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

COUNCIL TAX

D.

TENURE

Freehold.

DIRECTIONS

Proceed out of Truro in an easterly direction along Tregolls Road and turn left at the traffic light junction into Trevithick Road. Continue to the very top of the hill and turn right into Bedruthan Avenue. Follow this road for a short distance and take the first right hand turning into Cornubia Close whereby No.21 can be found immediately ahead at the T junction.

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.

DATA PROTECTION

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