Laskowski &Co



54 Halbullock View, Gloweth, Truro, TR1 3WN

£299,950

For sale for the first time in 21 years, a modern 3 bedroom semi-detached family home in Halbullock View, on the western edge of Truro. Halbullock View is a popular area to live, and homes here rarely come to the market. The Royal Cornwall Hospital and Truro College are both within walking distance, with easy access into central Truro by road or bus. The property has just been fully refurbished, including a new kitchen, new carpets and redecoration inside and out, and is ready to move straight into. On the ground floor there is a deep double aspect living room, an open-plan kitchen/diner with access to the garden, and a separate cloakroom/WC. On the first floor are 3 bedrooms, including a main bedroom with en-suite shower room and built-in storage, and a family bathroom. Outside, there is an allocated parking space and an enclosed, low maintenance and private rear garden. The property benefits from double glazing and gas central heating.

Key Features

- 3 bedroom modern home in desirable Truro location
- Semi-detached family house
- Low maintenance, spacious, private rear garden
- Subject to extensive redecoration and presented in excellent order
- Private, allocated parking to the rear
- EPC rating C











LOCATION
Halbullock View is a quiet residential cul-de-sac in Gloweth, on the western side of Truro. The Royal Cornwall Hospital at Treliske and Truro College are both within walking distance, which makes the property well placed for anyone working or studying at either. Nearby are a local convenience store, the Treliske retail and business park, and the amenities of neighbouring Threemilestone.

Truro city centre is around two miles away, offering a full range of shopping, restaurants and leisure facilities, together with both state and independent schools. The A390 is close by and gives easy access to the A30 and the rest of the county. Truro railway station has direct mainline services to London Paddington; the nearest bus stops are on Tresawls Road beside Truro College, a short walk away providing frequent services into Truro city centre, including the Park & Ride and routes to Redruth, Camborne, Penzance, St Ives and Newquay.

THE ACCOMMODATION COMPRISES

ENTRANCE/RECEPTION HALLWAY
Entered via a hardwood front door into a welcoming hallway with laminate wood-effect flooring and a radiator. Doors lead to the ground floor WC, living room, and kitchen/dining/breakfast room. A useful under-stair storage cupboard provides ample space for household items.

GROUND FLOOR WC
Fitted with a small ceramic wall mounted wash basin with mixer tap, low level button-flush WC, radiator, extractor. Continuation of laminate wood-effect flooring. Electrical consumer unit.

LIVING/DINING ROOM
A bright and generous dual aspect reception area with carpet flooring, two radiators. two large hardwood, double glazed windows providing much natural light. Openreach broadband connection point.

KITCHEN/DINING/BREAKFAST ROOM
A well proportioned room with modern laminate wood-effect flooring. The newly installed, never-used kitchen is arranged to the front and features an integrated stainless steel sink and drainer, Lamona four-ring electric hob with integrated extractor over, Lamona oven (with three-year guarantee), extensive low and eye level cabinets in a dark blue wood-effect finish, and a white tiled splashback. Hardwood, double-hung casement windows to the front elevation. Cupboard housing the Worcester combination boiler. Ample space for a dining table and chairs or a breakfast bar, complemented by two wall mounted shelves. Radiator. Door providing access to the rear garden.

STAIRS AND LANDING
Carpeted stairs rise to a half landing with a double glazed window, continuing to the main landing. Radiator, cupboard suitable for linen or additional storage.

FIRST FLOOR

BEDROOM ONE
A comfortable double bedroom located to the rear, enjoying garden views through double glazed casement windows. Carpet flooring, radiator, built-in wardrobe with shelving over.

EN-SUITE SHOWER ROOM
Appointed with wood-effect vinyl/laminate flooring, ceramic wash basin with mixer tap, wall mounted mirror, low level button-flush WC, and raised walk-in shower cubicle with glazed screen and wall mounted electric shower. Radiator frosted casement window, extractor fan.

FAMILY BATHROOM/WC
Finished with matching vinyl/laminate flooring, ceramic wash basin with mixer tap, low level WC, bath with tiled surround for easy maintenance. Radiator, part tiled splashbacks and walls. Wall mounted mirror,frosted casement window.

BEDROOM TWO
A small double or generous single, set to the rear with double glazed casement windows. Carpet flooring, radiator. An adaptable space ideal for a child's room, guest accommodation, or home office.

BEDROOM THREE
Located to the front of the house, this single bedroom offers elevated, far-reaching views via casement windows. Carpet flooring, radiator, fitted shelving. Suitable for a single bed or a compact double depending on layout.

THE EXTERIOR

REAR GARDEN
Accessed from the kitchen/dining/breakfast room, the rear garden is designed for low maintenance with shingle-laid across broadly three tiered levels, enclosed by stone walls and hardwood fencing for privacy. A mains water tap is situated immediately outside the rear door. A discreet, 'hidden' side area wraps around to the gable end - ideal for storing garden equipment, furniture, or a shed. Washing line The garden presents a blank canvas for keen gardeners to further landscape to taste.

PARKING
A private parking space is located immediately behind the rear garden, providing convenient off-street parking.

GENERAL INFORMATION

SERVICES
Mains electricity, water, drainage and gas are connected to the property. BT Openreach broadband connection point. Gas fired central heating.

COUNCIL TAX
Band C - Cornwall Council.

TENURE
Freehold.

VIEWING
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.















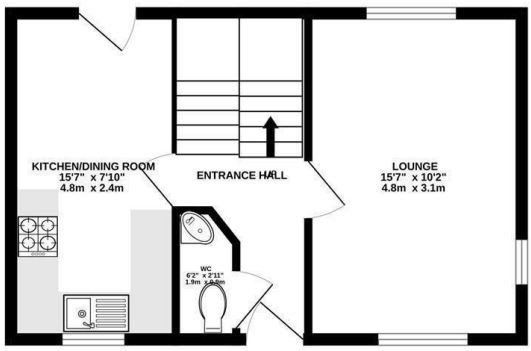




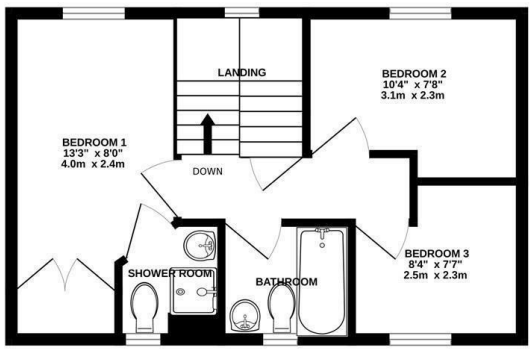


Floor Plan

GROUND FLOOR



1ST FLOOR



HALBULLOCK VIEW

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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