



CORNISH
BRICKS

41 Truthan View, Trispen

Guide Price £259,000



41 Truthan View

Trispen, Truro

MODERN DETACHED HOME WITH GARAGE & PARKING, enjoying a SUPERB POSITION, tucked away, on this modern development and LOCATED IN THE POPULAR VILLAGE OF TRISPEN, MINUTES FROM the VILLAGE AMENITIES, A30 and just a SHORT DRIVE from TRURO CITY CENTRE.

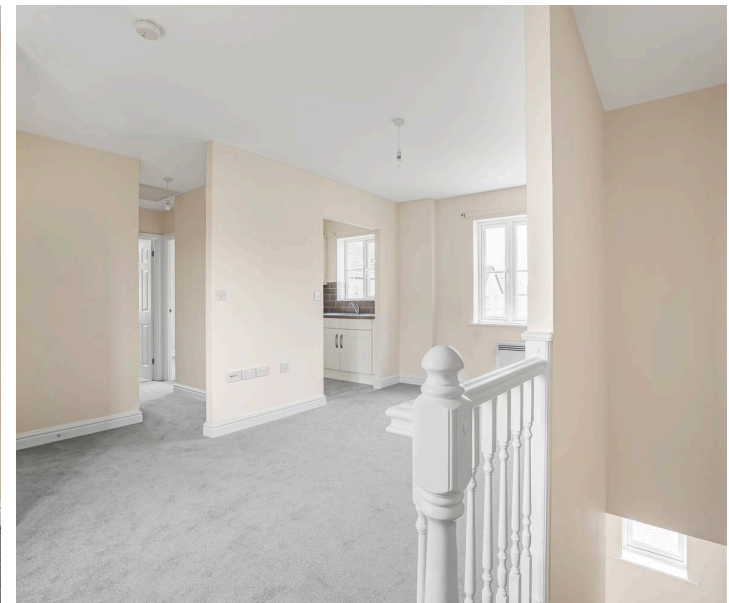
This fantastic property could be a GREAT HOME OR INVESTMENT PROPERTY, it benefits 3 BEDROOMS, OPEN PLAN LIVING, GENEROUS, SUNNY ASPECT GARDEN, MODERN KITCHEN & BATHROOM * NO ONWARD CHAIN *****

PROPERTY:

There is plenty of the character in the home with its stone facade and arched, gable end window. Built in 2012, the house has recently been refurbished and is presented as well as a newly completed property.

The property has a flexible layout. You enter into the entrance hallway with stairs to the first floor and door through to a ground floor bedroom/snug if you are looking for more living space with French doors out to the garden and storage cupboard. On this floor you also have a handy cloak room/W.C to service this room.

Upstairs is where you will find the open plan kitchen/dining/living space, which is light and airy with space for dining table and lounge furniture and also has a storage cupboard with plumbing for a washing machine.





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The kitchen is just off the first floor living room and has a range of cream base and wall mounted cabinets with a granite effect laminate worktop. The kitchen includes a built-in oven with electric hob above and an integral extraction fan above that. There is a one and a half bowl stainless steel sink below a front facing window. There is space for a freestanding fridge/freezer.

On this floor there are two double bedrooms, one with an attractive arched window and the family bathroom with double glazed skylight. Panelled bath with shower. Tiled walls. Low level WC. Pedestal wash hand basin. Wall mounted radiator and extractor.

EXTERNALLY:

To the rear of the property there is a generous south facing garden, enclosed with gated access and patio area outside of the French doors.

The property also benefits from a garage below and one allocated parking space located in a bay directly in front of the property. The second garage is leased on a long-term basis to a neighbouring property by the developer.



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LOCATION:

The popular villages of St Erme and Trispen are thriving community villages and lie approximately 4 miles from Truro and offer a wide range of amenities which include a Shop/Post Office, Primary School, Village Hall and Community Centre, Church, Cricket and Football Clubs and regular bus services to Truro, where you will find a more comprehensive range of shopping, supermarkets and schooling facilities.

The main A30 is minutes away making St Erme and Trispen very appealing to those who need easy access to the main route in and out of Cornwall.

Truro is now recognised as the business and administrative centre of the county, offering a vast range of day-to-day amenities, such as national and local retail outlets, bars, restaurants, cinema, a theatre, and exceptional schools. Truro offers great transport links to get around the county, with the benefit of a good rail link to London, the midlands and beyond. Newquay airport is close by.

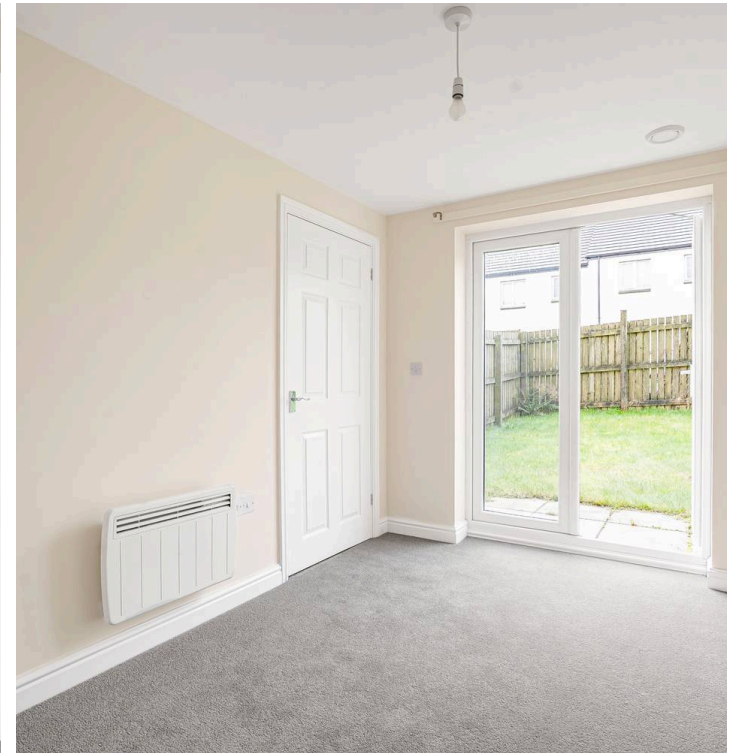
Want to enjoy the coast? Whilst living in Truro you are only ever a short drive, train, or bus journey away from many of the beautiful beaches and coastal paths that Cornwall has to offer.

TENURE: Freehold

SERVICES: Mains water, electricity, and drainage

HEATING & GLAZING: UPVC double glazing and Electric heating.

COUNCIL TAX BAND: C





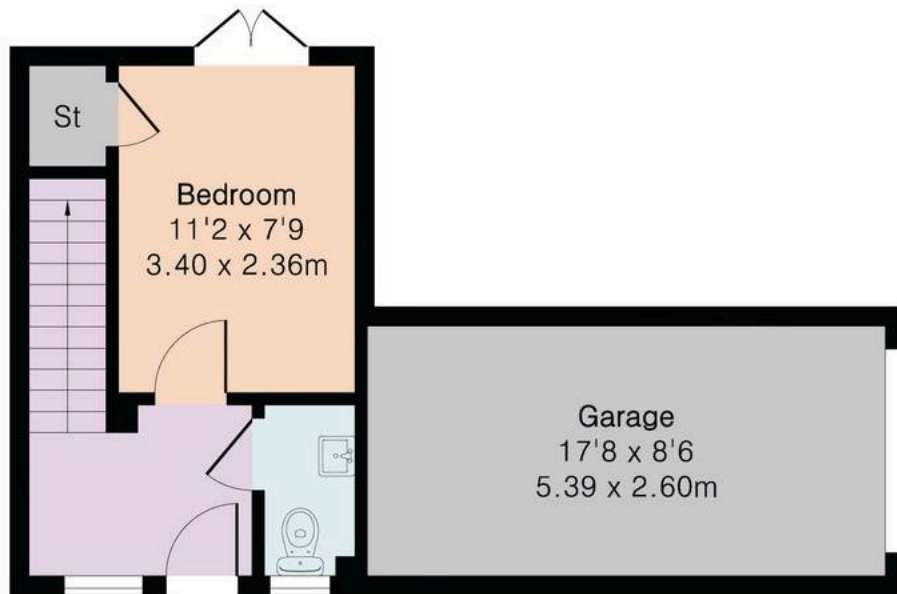


**Approximate Gross Internal Area 703 sq ft - 65 sq m
(Excluding Garage)**

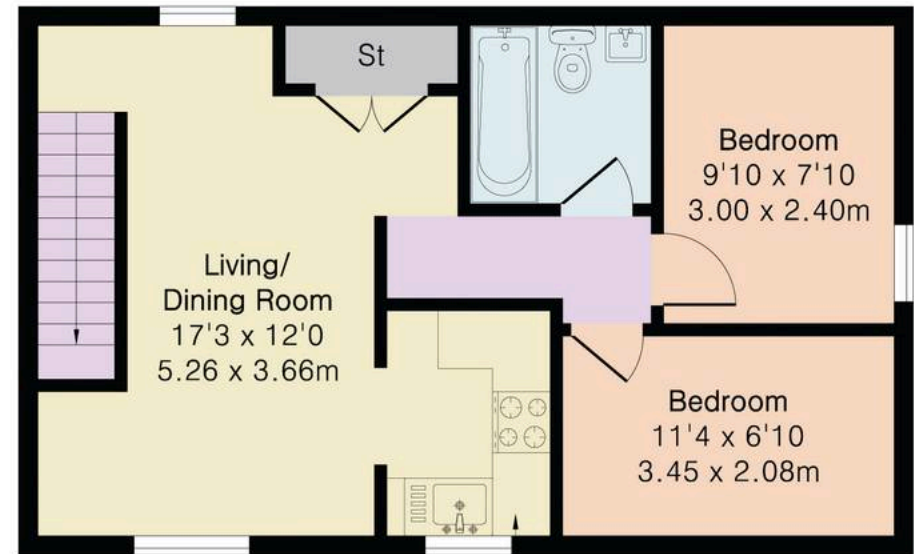
Ground Floor Area 194 sq ft – 18 sq m

First Floor Area 509 sq ft – 47 sq m

Garage Area 151 sq ft – 14 sq m



Ground Floor



First Floor

Kitchen
7'8 x 5'7
2.34 x 1.70m



Cornish Bricks

22 Pydar Street, Truro - TR1 2AY

01872 211655 • contactus@cornishbricks.co.uk • www.cornishbricks.co.uk



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