



Treffry Road, Truro

Truro

£475,000

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Found within the Desirable Location of Treffry Road is this spacious detached Three Double Bedroom (Master- En-suite) bungalow. This lovely home boasts of being light, airy and having generous size accommodation throughout.

There is a welcoming entrance hallway with doors leading to the following accommodation: The light and airy living room is very spacious having a feature fireplace with patio doors opening into the rear garden. The stylish modern kitchen/dining room is fitted with white units having integrated appliances which include, fridge/freezer, dishwasher, double oven and grill plus a 4 ring gas hob with extractor fan over. From the kitchen you will find the utility room, fitted with a range of white base units, having space for the washing machine and tumble dryer, there is a door leading outside to the patio/drying area. The hallway leads to the family bathroom fitted with a white suite. The 3 Double bedrooms are all spacious with bedrooms 2 & 3 having views over the attractive garden. The master bedroom is of a superb size benefitting from having an ensuite shower room.

Outside there is an attractive garden having a decked area, being enclosed and laid to lawn with flower and shrub borders. There is also a good size low maintenance patio area to the side, ideal for alfresco dining. A gate opens onto the driveway which leads to the double garage having eves storage, power and light. This lovely family home is warmed by gas central heating with double glazing. This property must be viewed to fully appreciate the size and accommodation on offer. To book your viewing appointment call the Truro office on 01872 242425.

Location

Treffry Road is a particularly popular modern development located on the eastern side of the city, being approximately a 15 min walk into the City Centre. Treffry Road is conveniently positioned for Archbishop Benson and Penair schools along with the private schools being Polwhele and Truro School and also benefits from a bus stop situated along the road, providing convenient public transport links.. The property is within easy access of the new Waitrose superstore and also benefiting from all of Truro's amenities including the Hall for Cornwall theatre, cinema, bars, restaurants, extensive shopping and schooling facilities.

Material Facts Breakdown

Tenure: Freehold

Council Tax Band: E (Source: Cornwall Council Tax Band Checker)

Construction Type: Construction not confirmed by a professional. Please refer to your surveyor's comments.

Age of Construction: Not confirmed by a professional. Please refer to your surveyor's comments.

Heating: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Electricity: Mains





EPC: On Order

Broadband: Ultra fast 1800Mbps download (Source: Ofcom Broadband Checker)

Mobile Signal: Indoor: Limited/Likely; Outdoor: Likely (Source: Ofcom – EE, Three, O2, Vodafone)

Disclaimer

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

Legal Notices

Anti-Money Laundering Compliance – Purchasers

In line with our regulatory obligations, we are required to obtain verified identification from all prospective purchasers prior to proceeding with a sale. Full details regarding the identification process will be provided once an offer has been made.

Proof of Finance – Purchasers

To comply with our regulations and ensure the integrity of the transaction, we must receive satisfactory proof of funds before a sale can be agreed. This requirement also helps to facilitate a smooth and timely completion.





Truro Sales

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