



10 Hugus Meadows, Threemilestone, TR3 6FF
£275,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern semi-detached house
- Cul-de-sac on edge of Threemilestone
- Two double bedrooms, family bathroom
- Living room, kitchen/diner
- Large corner plot garden
- Two off road parking spaces
- No onward chain
- Video tour available





The Property

This modern semi-detached home was built only 10 years ago and has so much to offer any lucky buyer at an affordable price point. Located on the edge of the popular village of Threemilestone close to Truro but with immediate village amenities and the countryside on your doorstep.

The well-proportioned 797 sq ft of accommodation provides generous space and is very well presented throughout. On the ground floor an entrance hall provides coat and shoe storage with a door opening to the good-sized living space with large window to front aspect and under stairs storage cupboard. A further door opens to the kitchen/diner which has space for a large dining table and is fully fitted with cabinets, worktop, basin and integrated appliances. This room further benefits from a window to rear aspect and glazed doors opening to the garden as well as a downstairs WC. On the first floor a landing provides access to two great sized double bedrooms and a fully fitted family bathroom.

The corner plot affords this property an unusually large garden for its type which is mainly laid to lawn with patio, planted beds, tree-lined backdrop and is enclosed by fencing with a side access gate. It is easy to see the potential here for perhaps outbuildings like a garden office or even a one or two storey extension to the original house thanks to the space available, subject to the necessary consents. To the side of the property are two off road parking spaces with a further 'corner' of tarmac providing space for bikes or storage.

All in all this is a great sized home with fantastic outside space in a lovely cul-de-sac location, excitingly available with no onward chain and recommended for viewing.



The Location

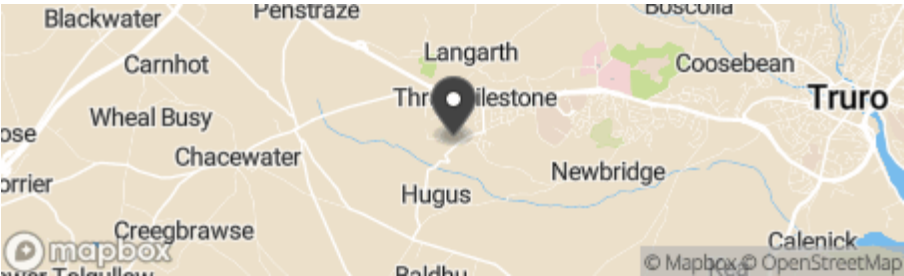
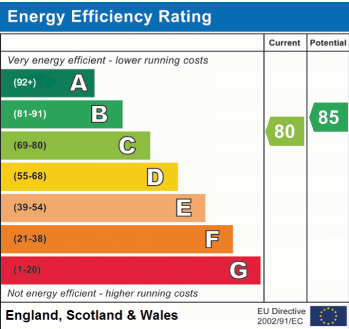
Hugus Meadows is situated on the southern side of the village a short walk away from all of the amenities on offer. The village of Threemilestone has a well renowned primary school, Co-op, SPAR, Victoria Inn pub, pharmacy, butchers, Chinese takeaway and excellent Fish & Chip shop. There are several industrial estates nearby offering varied shopping and eating facilities. You are, as the name suggests, three miles from central Truro and on this side of the city therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital and Truro Golf Club. Heading out of town you'll be on to the A30 in around 5 minutes, on the North coast enjoying beaches such as Porthtowan in less than 20 minutes and driving in to town will take around 10 minutes. There are excellent transport links here with bus stops in the centre of the village heading in either direction on a regular basis. Whilst being convenient for the city you are also close to green spaces with Glenthorne Road park a short stroll away and the beautiful countryside around Hugus, Baldhu & Bissoe to the South.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



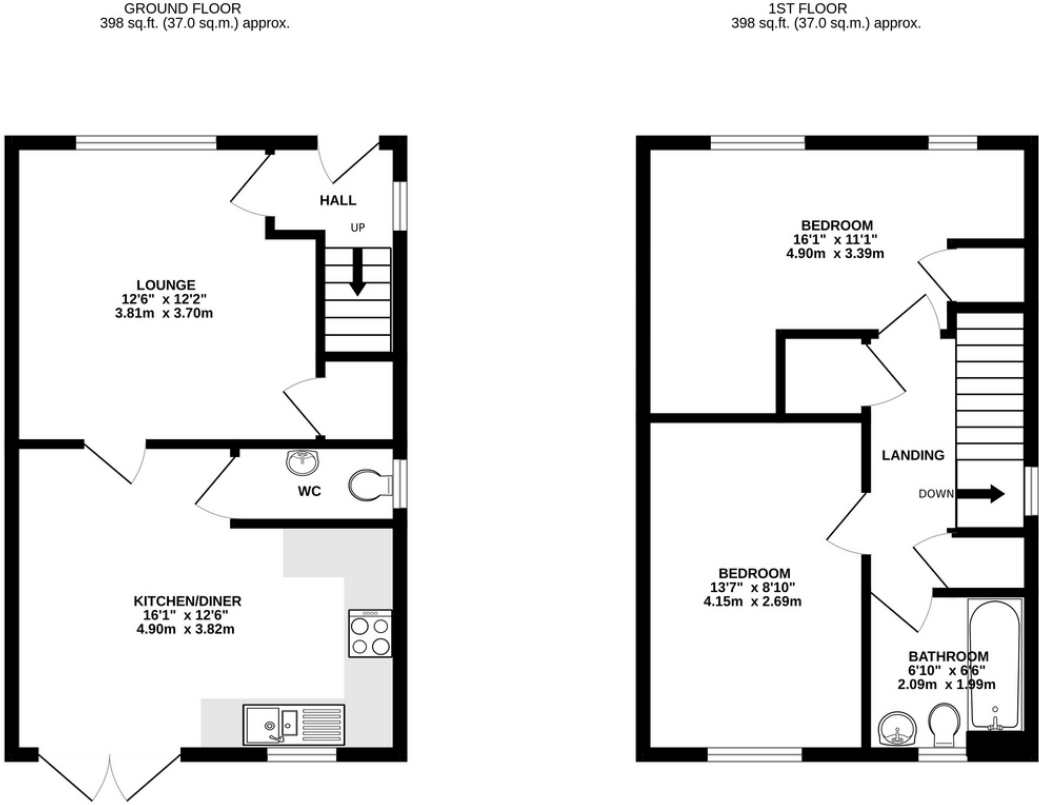
Property Information

Tenure: Freehold
Council Authority: Cornwall
Council Tax Band: B
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal: Best networks O2 & Vodafone – (good indoor & outdoor)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.
Note: There is a £119 yearly service charge paid to Livewest for the upkeep of the road.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

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TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

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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