

2 Eglos Road, St Erme, Truro, TR4 9RD

£245,000

JAMES CANE

THE TRURO ESTATE AGENT

Key Features

- In the same family for 31 years
- No onward chain
- 2 bedroom extended bungalow
- Kitchen/dining room, living room, family showroom
- Substantial gardens, including terrace and pond
- Off-road parking for two and single garage
- Video tour available







Available for the first time in 31 years and to be sold with no onward chain; A 2 bedroom bungalow with substantial gardens and extended kitchen/dining room plus off-road parking for two and a garage - situated in a popular Truro village location.



The Property

It is clear why this wonderful home has been in the same family for 31 years - from its convenient and popular village location to the substantial lawned gardens and from the extended kitchen/dining space to its off road parking for two and benefit of a garage!

The accommodation comprises of an entrance hall, which in turn connects to the living room, two bedrooms and the family shower room.
The living room is a lovely and light room with ample space for multiple sofas and furniture. There are windows over looking the front garden and a doorway leading to the kitchen/dining room.

The kitchen dining/room was extended in our clients ownership and measures circa 20’7 in length. The kitchen has an array of base and eye level units with under counter storage space for washing machine, dryer, dishwasher and fridge/freezer, plus ample counter work surfaces. To the far end of the room, a dining area big enough for a 6 seater table, which is naturally lit by windows which overlook the rear garden. From here a door leads to the rear garden.

The principal bedroom which overlooks the rear garden is a good size double room with space for a double bed, wardrobe unit and has the benefit of internal wardrobe storage. Bedroom 2, which is another good size room, overlooks the front garden and has built in wardrobes. The family showroom, which was fitted earlier this year, is a lovely and modern 3 piece suite with tile surround including a pedestal wash hand basin, WC and walk in shower.

The gardens are simply superb. To the front, two areas of lawn with a central walkway leading to the front door. To the rear, a wrap around lawn, with planted shrubs and plants, a raised trance seating area with pond and walkway leading to the front gate. Adjacent to the properties single garage, is a large, private area perfect for bin or bike storage.

A genuinely rare opportunity to acquire a truly lovely home in a fantastic location. A viewing is wholeheartedly recommended.















The Location

St Erme is a village connected to Trispen, located 3 miles North of Truro. The village has a great community spirit and offers amenities including a village store, community centre, village hall, two churches and medical centre. There is a primary school in the village and Penair Secondary School is around 5 miles away. You have great convenience for Truro being less than a 10 minute drive from the city centre with buses heading to and from on a regular basis. The A30 is very easily accessible within 5 minutes meaning the wider county of Cornwall is easy to reach in both directions. The village is surrounded by truly wonderful countryside in all directions with so many scenic walks on your doorstep. You are equidistant between the North and South coasts here with Perranporth beach only being a 15 minute drive away and offering three miles of soft golden sand.

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.



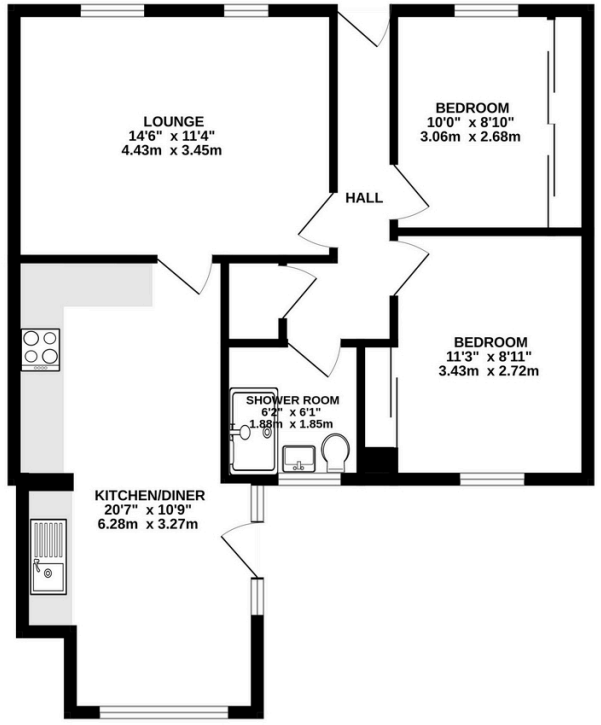






Floorplan

GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.3 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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Property Information

Tenure: Freehold

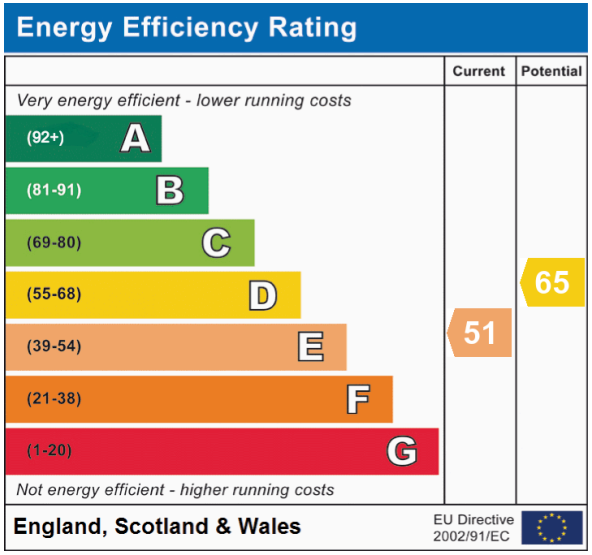
Council Authority: Cornwall Council

Council Tax Band: B

Services: Mains water, drainage and electric are all connected. Calor gas.

Mobile Signal Externally: EE and 3 - Best networks. Good outdoor and variable in home.

Broadband: Superfast available. Max download speed 80Mbps. Max upload speed 20Mbps.







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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