



138 Bodmin Road, Truro, TR1 1RB
£395,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- No onward chain
- Detached 4 bedroom family home
- Kitchen/diner, sitting room and conservatory
- Principal en suite and family bathroom
- Ample driveway parking plus double garage
- Front and rear gardens
- Opportunity to add value
- Popular Truro location
- Video tour available



A detached and well presented 4 bedroom bungalow with circa 1,500 sq ft of accommodation complete with driveway parking, a double garage plus front and rear lawns - available for sale with no onward chain.



The Property

Available for sale with no onward chain – A fantastic, detached and well-presented four-bedroom bungalow situated in a popular residential road in Truro, with the benefit of front and rear lawns, ample driveway parking and a double garage.

The accommodation comprises a good-sized entrance porch (perfect for use as a boot room), which then opens into a large entrance hallway.

The sitting room is a large space, with carpeted flooring and a large bay window overlooking the front garden.

The kitchen and dining room, situated to the rear of the property, is a good-sized room with a range of modern base and eye-level 'mix and match' units, with plenty of space for a large dining table. From here, double doors lead out to the property's conservatory, which overlooks the rear lawn. The conservatory has double doors leading out to a further seating area and currently houses two large fridge freezers.

The principal bedroom overlooks the front lawn/driveway and has the benefit of large built-in wardrobes, plus an en-suite shower room. Bedrooms 2 and 3 are both good-sized doubles, which overlook the rear elevation and have plenty of space for a bedside table and wardrobe. Bedroom 4 is the smallest of the bedrooms, but has plenty of space for a single bed, chest of drawers and TV, as well as a doorway leading to a side lobby (which currently acts as a small utility space). The family bathroom comprises a well-appointed three-piece suite with pedestal wash hand basin, WC and panelled bath with shower over.

To the front, a private driveway leads to an initial parking area, with side access to the double garage and further parking space. To either side of the front drive are two areas of lawn, bordered by fencing and high hedging. To the rear, there is a large double garage with electric up-and-over doors, perfect for use as a gym, car storage or games room. Opposite the garage is a large seating area/further parking space and, opposite the conservatory, a good-sized area of lawn.

The property itself is well-presented but could benefit from some further modernisation. It is also a superb opportunity for those looking to add value or, with the necessary planning consents, convert the property's huge loft space to create a large dormer-style house.

A truly superb opportunity – a viewing is recommended as soon as possible to avoid disappointment.





The Location

Bodmin Road is a wonderful location offering a peaceful residential atmosphere whilst being close to the city centre. You can walk into town in around fifteen minutes to enjoy New and Old Bridge Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Archbishop Benson primary school. Several green spaces are close as well with Tremorvah Playing Field being down the road as well as Daubuz Moors a walk away. Driving North out of town you can be on the A30 in around 10 minutes and there are excellent transport links with trains and buses heading in all directions nearby.

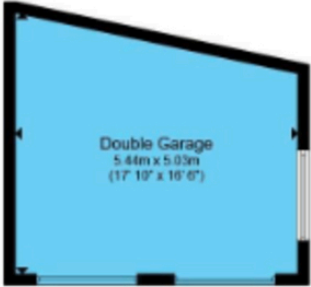
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned 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



Floor Plan



Garage



Property Information

Tenure: Freehold

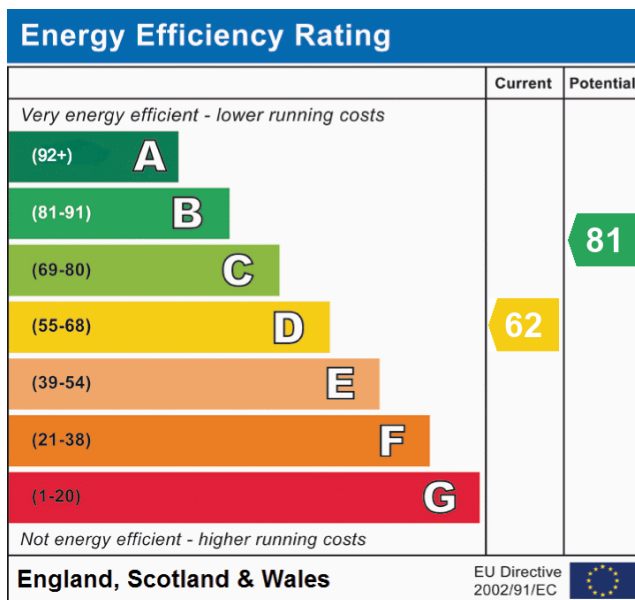
Council Authority: Cornwall Council

Council Tax Band: D

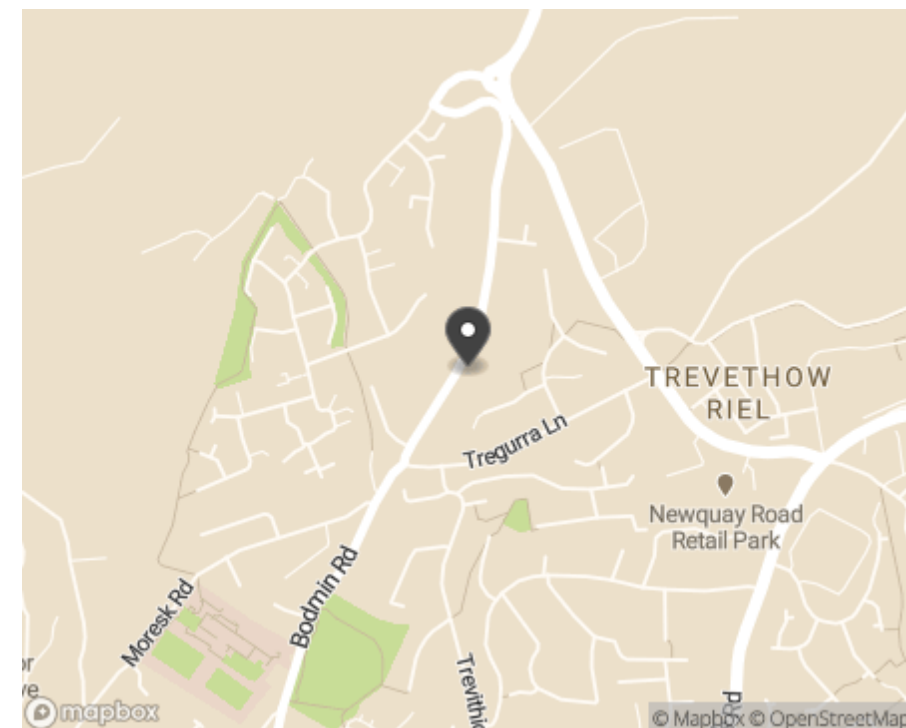
Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal Externally: 02 & Vodafone best networks - good indoor and outdoor.

Broadband: Ultrafast available. 1800Mbps Max download. 1000Mbps. Max upload.



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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