

EST. 1999

C A M E L

COASTAL & COUNTRY



8 Trencreek Close

St. Erme, Truro, TR4 9RA

Guide Price £250,000



8 Trencreek Close

St. Erme, Truro, TR4 9RA

Guide Price £250,000



The Property

Situated in a quiet cul-de-sac within the popular village of St Erme, this well-maintained three-bedroom semi-detached home offers surprisingly versatile accommodation arranged over two floors.

The ground floor features an open-plan living room and dining area, providing a comfortable space to relax and entertain, with an archway leading through to a well-fitted, modern kitchen. Also on this level is a bedroom, converted from the former garage, offering useful flexibility for family members, guests or those working from home.

Stairs from the living room lead to a split-level landing, with access to a second bedroom tucked away off the landing, before continuing up to the master bedroom and family bathroom.

Outside, the property benefits from an enclosed rear garden, as well as small lawned front gardens, together with off-road parking to the front.

St Erme is a popular village just a short drive from Truro, making it a convenient location for access to the city's shops, schools and wider amenities. With its flexible layout and three bedrooms, this property would make an ideal first home, investment or option for those looking for a manageable home in a village setting

Entrance hall

4'1 x 3'4 (1.24m x 1.02m)

Living Room

17'2 x 12'5 (5.23m x 3.78m)

Kitchen

12'4 x 7'11 (3.76m x 2.41m)

Bedroom (Ground Floor)

16'7 x 7'10 (5.05m x 2.39m)

Landing

Bedroom

12'4 x 8'0 (3.76m x 2.44m)

Bedroom

10'6 x 9'6 (3.20m x 2.90m)

Bathroom

6'5 x 4'9 (1.96m x 1.45m)

Gardens

To the rear you will find paved and enclosed gardens and to the front, smaller, lawned gardens.

Parking

Parking is provided for two cars on the driveway to the front of the property.

Directions

Sat Nav: TR4 9RA

What3words: ///compliant.snuck.parties

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

Property Information

Age of Construction: 1980
Construction Type: Brick
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: B
EPC: E41
Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be

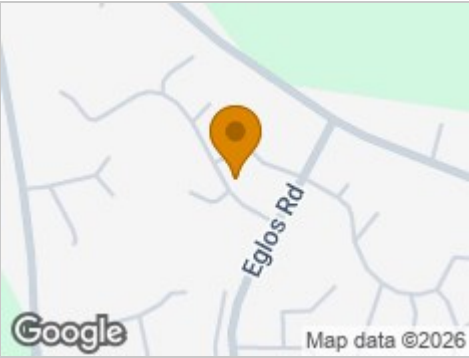
given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



Hybrid Map



Terrain Map



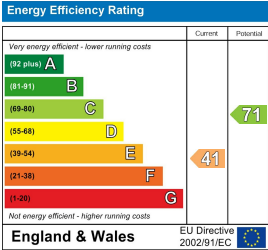
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.