



6 LAMELLYN DRIVE

TRURO,
TR1 3JR

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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TR1 3JR

DETACHED BUNGALOW — SOLD WITH VACANT
POSSESSION & NO ONWARD CHAIN

Situated in a pleasant, established residential location on the western side of Truro, close to the golf club and Royal Cornwall Hospital. A light and spacious two-bedroom bungalow occupying a mature, level plot with attractive front and rear gardens.

Accommodation includes a lounge, separate dining room, fitted kitchen and modern shower room. Double glazing and gas central heating. Driveway parking for two cars and a generous garage.

GUIDE PRICE £335,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

6 Lamellyn Drive is an attractive detached bungalow situated in an established residential setting on the western side of Truro. The property enjoys a pleasant open outlook and is conveniently positioned for the Royal Cornwall Hospital and golf club.

The accommodation is light and spacious, with double glazed windows and gas central heating throughout. The lounge features a stone fireplace, whilst the separate dining room has glazed doors opening onto the garden. There is a fitted kitchen, two bedrooms with fitted storage and a modern shower room.

The bungalow occupies a level plot with well-tended gardens to the front and rear. Lawns, mature shrubs and planted borders are complemented by paved seating areas. A driveway provides parking for two cars and leads to a generous garage. A useful garden store provides additional storage.

The property is offered for sale with vacant possession and no onward chain.

TRURO

Truro offers a wide range of shops, restaurants and cafés, together with state and independent schools and a mainline railway station with services to London Paddington. The cathedral and Hall for Cornwall contribute to the city's cultural attractions. Lamellyn Drive is conveniently situated for the Royal Cornwall Hospital, Truro College and amenities on the western side of the city.

In greater detail the accommodation comprises (all measurements are approximate):

PORCH

An enclosed entrance porch with glazed door and windows. An inner glazed door opens into the entrance hall.

ENTRANCE HALL



LOUNGE

5.13 x 3.50 (16'9" x 11'5")

A light reception room with a large window overlooking the front garden. Feature stone fireplace and hearth, timber ceiling and radiator.

DINING ROOM

3.37 x 2.69 (11'0" x 8'9")

Glazed double doors opening onto the rear garden, providing a pleasant outlook and access to the paved seating area. Timber ceiling and radiator. Access to the kitchen.

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KITCHEN

3.33 x 2.26 (10'11" x 7'4")

Fitted with cream wall and base units, wood-effect worktops and tiled splashbacks. Stainless steel sink and drainer beneath a window overlooking the garden. Built-in oven and inset hob. Tiled floor, timber-clad ceiling and glazed door to outside.

BEDROOM 1

3.53 x 2.98 (11'6" x 9'9")

Window overlooking the garden. Fitted wardrobes with a central dressing area and mirror. Radiator.

BEDROOM 2

3.32 x 2.61 (10'10" x 8'6")

Window overlooking the garden. Fitted bedroom furniture incorporating overhead cupboards and drawer units. Radiator.

SHOWER ROOM

2.45 x 1.74 (8'0" x 5'8")

A modern white suite comprising a wide shower enclosure with glazed screen, wash basin set into a vanity unit and w.c. Tiled walls and floor, heated towel rail, recessed lighting and high-level window.

OUTSIDE

The front garden is attractively landscaped with lawn, mature shrubs and planted borders. A paved pathway leads to the entrance, whilst the block-paved driveway provides parking for two cars and access to the garage.

The level rear garden incorporates lawn, established planting and paved areas providing space for sitting out and entertaining. Boundary walls and hedging provide enclosure, and there is a useful garden store.



GARAGE

7.09 x 2.71 (23'3" x 8'10")

A generous garage with electric roller door, pedestrian door to the rear garden and a store cupboard housing the gas boiler.

SERVICES

Mains gas, water, drainage and electricity.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

COUNCIL TAX

Band D

DIRECTIONS

Leaving Truro heading westwards towards Redruth and travelling along Tresawls Road turn left at the mini-roundabout by the Spar Stores and then second right into Lamellyn Drive. The bungalow is located towards the end of the road on the right where a Philip Martin sale board has been erected.

Approx Gross Internal Area
94 sq m / 1011 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
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